



Elliot Heath
ESTATE AGENTS

22a Cambridge Road, Thundridge
In Excess of **£550,000**

22a Cambridge Road

Thundridge, Ware

Unique three-bedroom link-detached cottage in sought-after Thundridge, offering character accommodation over three floors, rural views, off-street parking and excellent commuter links.

Council Tax band: E

Tenure: Freehold

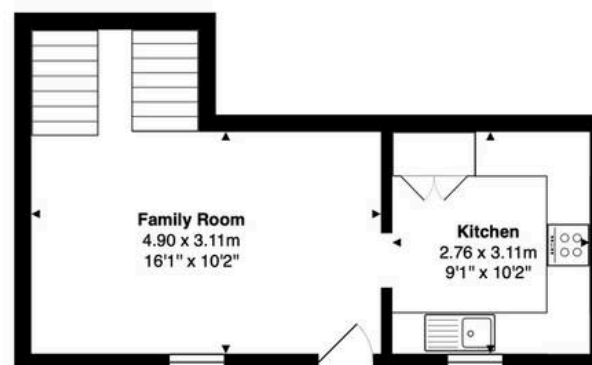
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

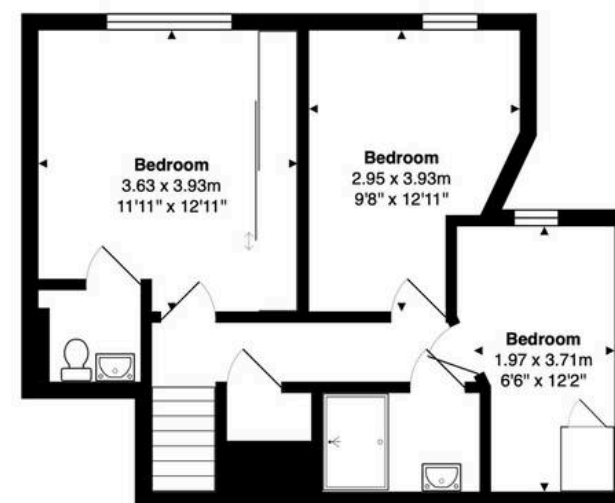




Lower Ground Floor
Area: 44.5 m² ... 479 ft²



Ground Floor
Area: 27.6 m² ... 298 ft²



First Floor
Area: 44.5 m² ... 479 ft²

Total Area: 116.7 m² ... 1256 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance hall to:

Family/Dining Room

16' 1" x 10' 2" (4.90m x 3.11m)

With double glazed window to front aspect, exposed timbers and brick work, fireplace housing a wood burning stove, tiled flooring, stairs to lower ground floor and first floor landing, open to:

Kitchen

9' 1" x 10' 2" (2.76m x 3.11m)

With double glazed window to front aspect. Beautifully refitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, exposed brickwork and timbers, tiled flooring.

Living/Dining Room

21' 8" x 13' 4" (6.60m x 4.06m)

Accessed via stairs from the family room with double glazed windows and double doors onto the terrace with far reaching views over countryside beyond, two radiators, exposed timbers, wood burning stove, built in storage cupboard, doors to:

Bathroom

Fitted with a suite comprising freestanding bath, dual flush wc, pedestal wash hand basin, tiled flooring, chrome heated towel rail.

Lower Ground Hallway

With skylight window, tiled floor, radiator, door giving access to outside and door to:

Utility

Fitted with base units with wood work surfaces over incorporating a Butler style sink unit, tiled splash back areas, tiled flooring.



First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

11' 11" x 12' 11" (3.63m x 3.93m)

With double glazed window to rear aspect with stunning views over open countryside, radiator, exposed timbers, fitted wardrobes, door to:

En Suite WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring, radiator.

Bedroom Two

9' 8" x 12' 11" (2.95m x 3.93m)

With double glazed window to rear aspect with lovely views over open countryside, radiator.

Bedroom Three

6' 6" x 12' 2" (1.97m x 3.71m)

With double glazed window to rear aspect, radiator, built in storage cupboard.

Shower Room

Fitted with a suite comprising large walk in shower, pedestal wash hand basin, fully tiled, radiator/heated towel rail.





FRONT GARDEN

Low maintenance front garden enclosed by fencing and laid with gravel.

GARDEN

Attractive raised decked area and low maintenance resin bound patio with raised planter and far reaching views over the Rib Valley with built in storage below.

DRIVEWAY

2 Parking Spaces

Off street parking located to the rear of the property.









Elliot Heath Estate Agents

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