



**Oliver
Minton**
Sales & Lettings

**Scathlan, High Street,
Much Hadham**

SG10 6BP

Price Guide £653,500

CHAIN FREE: Situated in Much Hadham, one of East Hertfordshire's most sought after locations that boasts all the key ingredients of a great country village, this attractive four bedroom house sits well back from the road, within a select cul-de-sac of just three, individual properties well screened by way of natural planting.

It has been a very happy family home and in the same ownership for several decades, a testament to the area and village life. The property is 'move-in ready', with gas central heating and double glazing throughout, however would benefit from internal and cosmetic updating, offering huge potential to create a perfect family home.

Ideal for those looking to stamp their own mark on their next home, the accommodation in brief offers: Traditional reception hall, guest cloakroom/w.c., fitted kitchen/breakfast room, living room with direct access to the rear garden and separate dining room.

Upstairs there are four generous bedrooms, three benefitting from fitted storage with the principal bedroom also having a fitted shower cubicle, plus a family bathroom.

Much Hadham benefits from a mix of period and timber framed listed properties and more modern houses. Village amenities include an excellent nursery and primary school, health center, public house, village shop, recreation grounds and parish church. For the golfing enthusiast, Ash Valley Golf Club is approximately a mile away.

The market towns of Ware and Bishop's Stortford are a short drive away and offer secondary schooling, a diverse variety of shops and sporting facilities. Main line railway stations are available at Hertford, Ware and Harlow.



Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Deep under-stairs cupboard with light. Radiator. Double glazed window to side.

Living Room 4.30m x 4.05m (14'1" x 13'3")

Lovely light and bright room with wide double glazed sliding patio doors opening to the garden and double glazed window to side. Fireplace with hearth housing realistic gas coal fire. Two radiators.

Dining Room 3.56m x 3.64m (11'8" x 11'11")

Double glazed window to rear. Radiator.

Kitchen/Breakfast Room 4.26m x 2.70m (13'11" x 8'10")

Fitted with a range of wall and base units with work surfaces over. Matching peninsular breakfast bar. Tiled splashbacks. Inset sink and drainer with mixer tap. Built-in 'Bosch' electric oven and grill. Four ring 'Zanussi' gas hob with extractor above. Space and plumbing for washing machine. Spaces for dishwasher and under counter fridge. Tall larder unit housing 'Potterton' gas fired boiler. Radiator. Tiled floor. Double glazed door to side.

First Floor

Deep recessed airing cupboard. Loft hatch.



Bedroom One 4.28m x 2.58m (14'0" x 8'5")

Double glazed window to front. Radiator. Range of built-in bedroom furniture to include: Wardrobe cupboards, over bed storage, bedside cabinets and chest of drawers. Door to;

Shower Cubicle

Fully tiled shower cubicle with glazed screen.

Bedroom Two 4.31m x 2.19m (14'1" x 7'2")

Double glazed window to front. Radiator.

Bedroom Three 4.05m x 2.63m (13'3" x 8'7")

Double glazed window to rear. Range of built-in wardrobe cupboards to one wall with matching dressing table. Radiator.

Bedroom Four 3.58m x 2.63 (11'8" x 8'7")

Double glazed window to rear. Range of built-in wardrobe cupboards to one wall. Matching unit with storage and drawers. Radiator.

Bathroom 2.29m x 1.59 (7'6" x 5'2")

Panel enclosed bath with mixer tap and over bath shower attachment. Low level flush w.c. Pedestal wash hand basin. Radiator. Fully tiled walls. Double glazed frosted window.

Exterior

The property is approached via a gravel drive, shared by two neighbouring properties. The drive opens out to provide each home with a generous frontage, hidden from the road by a low wall and high mature planting. Scathlan has parking in front of the garage, with further parking just on the opposite side of the drive.

Garage 5.00m x 2.57m (16'4" x 8'5")

Up and over door. Power and light connected.

Rear Garden

The rear garden offers a high degree of privacy and is unoverlooked to the rear. It is fully enclosed and part walled, with secure gated access leading out to the drive. To the immediate rear of the house there is a full width patio, ideal for outside dining. The remainder of the garden is laid to lawn, interspersed with mature planing and a small pond.

Services

All mains services connected. Gas fired combination boiler serving domestic hot water and heating to radiators.

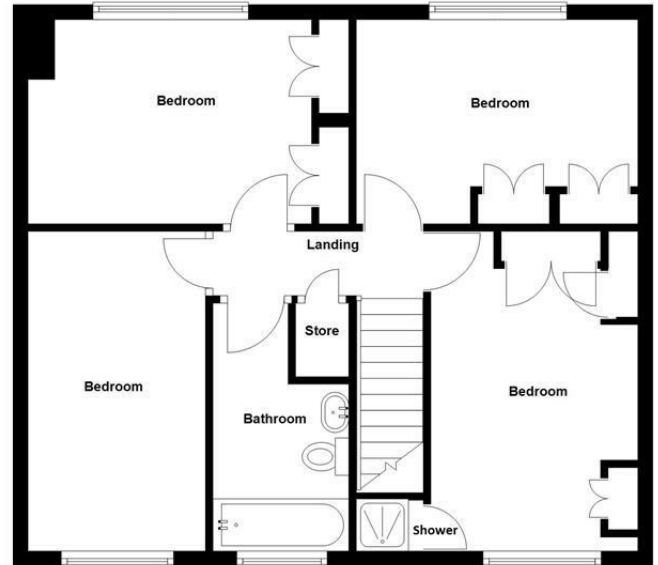
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



Ground Floor
Approx. 72.6 sq. metres (781.7 sq. feet)



First Floor
Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 130.1 sq. metres (1400.3 sq. feet)

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Scathlan

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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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