



Lavengro, Lower East End  
Furneux Pelham | Buntingford | Hertfordshire | SG9 0JZ

# STEP INSIDE

## Lavengro

A most quintessential three-bedroom detached part thatched cottage, situated in the idyllic location of East End, Furneux Pelham, Hertfordshire. The property is perfectly positioned so that every window offers amazing views over the delightful gardens. This is approximately 1,435 sq. ft of accommodation plus just over 183 sq. ft of outbuildings, set within approximately 0.25 acres. This is a Grade II listed home which was extended approximately 20 years ago to create a spacious kitchen diner, utility and shower room with under floor heating and tiled roof. There are two bedrooms on the first floor with bathroom and two/three reception rooms on the ground floor, one of which is currently being used as a bedroom but could be a snug or hobby room. The gardens are secluded and private with a thatched roof summer house and ornate green house. There is a spacious driveway with parking for many cars. There is oil fired central heating, open fireplaces and private sewerage treatment plant. EPC exempt at Grade II listed and council tax band F.

### Step Inside

A wooden door leads you into the enclosed porch with laid brick flooring and wooden door into the hallway. A staircase and storage area with step down to a lobby area guides you to the kitchen diner. The kitchen was an extension to this original Grade II listed thatched home approximately 20 years ago and has been tiled rather than thatched. There is under floor heating with a vaulted ceiling with exposed beams, space for a kitchen table and a picture window overlooking the stunning front garden. Just off the kitchen you will find the utility room where the oil fire boiler is housed, a door with side access and a door to a ground floor shower room.

On the ground floor there is a bedroom/snug with a lovely, exposed brick wall, a sitting room with beautiful feature brick fireplace and open fire and rustic style brick tile flooring which complements the hallway and lobby.

The living room is a cosy room with open fireplace, wooden flooring and dual aspect window and french doors leading out to the front garden. There is a doorway which leads to a study area, this could also be a hobby room or library and offers its own private entrance from the back garden so could be a great space to work from home.

There are two sets of stairs to this home, from the living room leads you to a delightful bedroom with large built-in storage / wardrobes and original broad floorboards and exposed beams and brick. The character continues through to the next bedroom, a slightly larger room which connects to the bathroom. These rooms could be separated rather than walk through to a connecting room. The use of the second staircase would offer more privacy if needed. The bathroom is spacious with a free-standing roll top bath and exposed beams and brick, storage and a staircase which leads down to the hallway.









# STEP OUTSIDE

## Lavengro

A stunning front garden with Five bar wooden gate, large gravel driveway with parking or many cars. Stepping stones leading to the front door and various flower and plant borders. A pathway to the rear garden and side garden with plenty of mature trees and shrubs. The garden is secluded and private and has a lovely summer house with thatched roof and ornate greenhouse. The oil tank and sewerage treatment plant is positioned discreetly behind the greenhouse.

### Location

This wonderful home is situated in the outskirts of Furneux Pelham in Hertfordshire, East End surrounded by many country walks, and pubs. This is fabulous home is just 6.2 miles to Buntingford High Street, 6.6 miles to Bishops Stortford.

The nearby train stations of Bishops Stortford, Stevenage, Ware, and Hertford allow so much choice when commuting into London when needed.

For the frequent flyer it is 30 miles to Luton Airport, 12.8 to Stansted Airport and 61 miles to Heathrow Airport.



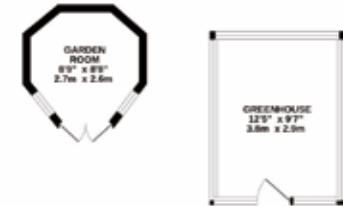
GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



OUTBUILDINGS  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Fine & Country Ware, Hertford and Welwyn  
Office 1, 21 Baldock Street, Ware, Hertfordshire, SG12 9DH  
01920 443898 | ware@fineandcountry.com

