



PESTELL & Co
ESTABLISHED 1991

2 FROGS HALL COTTAGE, BROKEN GREEN, STANDON, WARE, HERTS.

NO ONWARD CHAIN

GUIDE PRICE - £849,995

Set in a secluded countryside location is this lovely 3 bedroom detached family home, with detached 1 bedroom annex and attractive farmland land surround. The accommodation of the main house comprises entrance porch way, living room, large conservatory, kitchen, utility room and downstairs cloakroom. Upstairs are 3 bedrooms with fitted wardrobes to each, en-suite shower room and a family bathroom. Externally is a good sized rear garden, detached annex including kitchen/diner, lounge, double bedroom and bathroom, all overlooking open farmland views. Private, gated driveway to the front offering ample parking.

UPVC part glazed feature front door into:

ENTRANCE PORCH:

Tiled flooring, double glazed window to side, coving to ceiling, ceiling light point and open into:

LIVING ROOM - 19'5 x 19'1 max (5.82m x 5.82m)

Carpeted, grand central fireplace with tiled hearth and brick surround housing a log burner, double glazed window to front, wall mounted radiator, coving to ceiling and 3 ceiling light points and wall lights. Stairs leading to first floor accommodation, door into kitchen and double opening doors into:

CONSERVATORY - 28'5 x 20'8 max (8.66m x 6.30m)

Brick based with glazed surround offering countryside views, double doors to rear garden, tiled flooring, specially designed entertainment area, wall lights and fan assisted light point.





KITCHEN 'L-Shaped' - 19'6 x 10'3 max (5.85m x 3.12m)

With tiled flooring throughout, an extensive range of eye and base level units with complimentary marble work surfaces and double butler sink. Space for 'Rangemaster' oven and 'American Style' fridge/freezer, integral microwave. Double glazed windows to 3 aspects, coving to ceiling and inset down lighters.

UTILITY ROOM:

Tiled flooring, a range of eye and base level units with marble work surface and butler sink, space and plumbing for washing machine, boiler, UPVC stable door to rear, loft hatch and wall lights.

DOWNSTAIRS CLOAKROOM:

Tiled throughout, low flush w.c., double glazed opaque window to front and wall light.



LANDING AREA:

Carpeted, double glazed window to front, wall mounted radiator, access to loft, coving to ceiling and inset down lighters. Doors into:

MASTER BEDROOM - 14'3 x 10'4 (4.34m x 3.15m)

Carpeted, built in wardrobes across two walls with TV points, double glazed window to front, wall mounted radiator, coving to ceiling and inset down lighters. Archway into:

EN-SUITE SHOWER ROOM:

Fully tiled, large walk-in shower cubicle, low flush w.c., hand basin with units under, double glazed opaque window to rear and inset down lighters.

BEDROOM 2 - 12'8 x 9'4 (3.86m x 2.84m)

Carpeted, double glazed window to rear, wall mounted radiator, built in wardrobes across two walls, coving to ceiling and inset down lighters.

BEDROOM 3 - 12'8 x 9'4 (3.86m x 2.84m)

Carpeted, double glazed window to rear with radiator under, bank of built in wardrobes, coving to ceiling and inset down lighters.

FAMILY BATHROOM:

Cobbled flooring, low flush w.c., pedestal wash hand basin, panel bath with overhead shower attachment, double glazed opaque window to rear, heated towel rail and inset down lighters.



ANNEX:

KITCHEN/DINER - 18'9 x 8'9 (5.71m x 2.67m)

Tiled flooring, a range of eye and base level units with complimentary work surface and inset sink. Built in oven with 4 ring electric hob and extraction over, space for 'American Style' fridge/freezer, Double glazed window to front, wall mounted radiator, space back tiles and inset down lighters. Door into:

BATHROOM:

Fully tiled, low flush w.c., pedestal wash hand basin, free standing bath, double glazed opaque window to rear, heated towel rail, extraction fan and inset down lighters.

LOUNGE - 15'5 x 8'10 (4.70m x 2.69m)

Tiled flooring, double glazed window to front, wall mounted radiator , under stairs storage, inset down lighters and carpeted stairs to first floor.

BEDROOM - 18'4 x 17'2 (5.59m x 5.28m)

Carpeted, 2 Velux windows, 2 wall mounted radiators, storage cupboards housing boiler and 4 ceiling light points.



OUTSIDE:

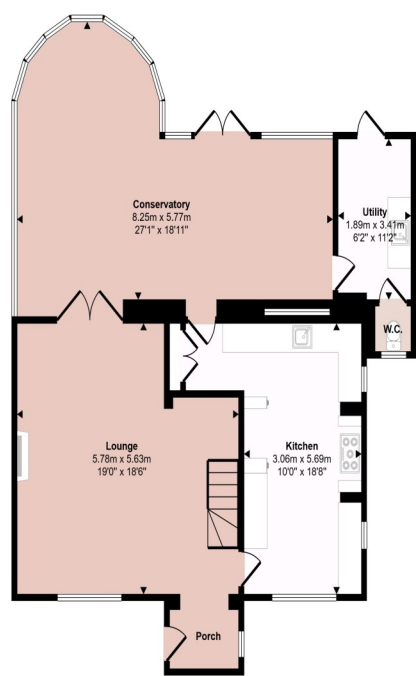
To the rear, step out onto a patio which runs across the back of the property, with the remainder being mainly laid to lawn, flanked by panel fencing and backing onto a mature hedgerow then onto open farmland. Large timber shed, outside tap and lighting also available. Gated side access leads to the front.

Paved driveway with ample parking and electric gated entrance.



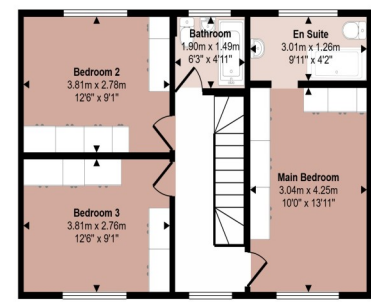


Approx Gross Internal Area
224 sq m / 2408 sq ft

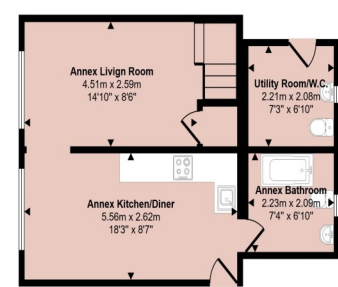


Ground Floor
Approx 102 sq m / 1095 sq ft

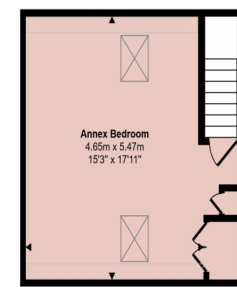
Denotes head height below 1.5m



First Floor
Approx 51 sq m / 548 sq ft



Annex Ground Floor
Approx 40 sq m / 436 sq ft



Annex First Floor
Approx 31 sq m / 330 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

**GENERAL REMARK &
STIPULATIONS**

FULL ADDRESS

2 Frogs Hall Cottage, Broken Green, Standon, Ware, Herts, SG11 1NG.

SERVICES

Oil central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

East Herts District Council, Wallfields, Pegs Ln, Hertford SG13 8EQ

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.