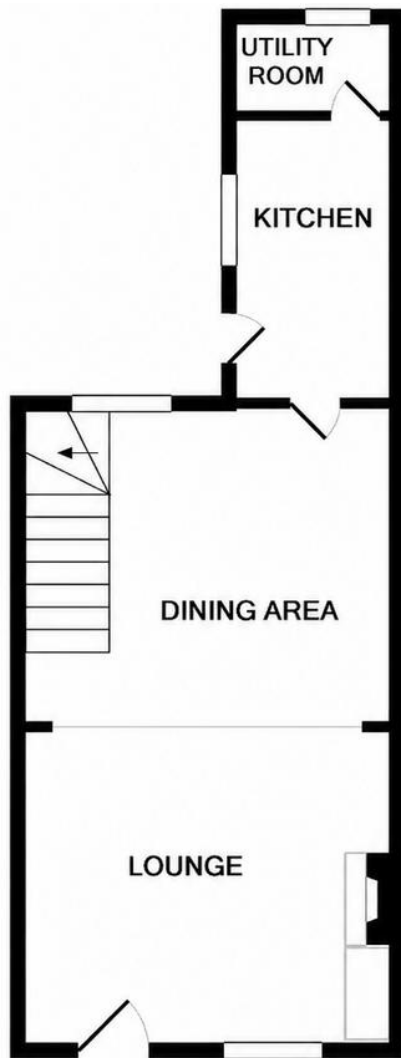




Steven Oates are pleased to offer this beautifully appointed two bedroom Victorian home in a desirable village. Much Hadham is regarded as one of the finest villages in East Hertfordshire and is just a 10 minute drive to the market town of Bishops Stortford with its fast and frequent rail service to London Liverpool Street. The property benefits from large open plan living accommodation, kitchen with utility room, large double bedroom, upstairs bathroom, second bedroom/ dressing room and large rear garden. The property is offered unfurnished and available early December.





GROUND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.