



## Little Henleys, Hunsdon

Guide Price **£875,000**

**CHAIN FREE WITH DELIGHTFUL COUNTRYSIDE VIEWS:** This spacious detached bungalow offers well-balanced and versatile accommodation set all on one level and is situated in a private close of just six similar homes. Benefitting from a quiet, tucked away position, the large, welcoming hallway leads onto a comfortable lounge, a separate dining room that leads through to the sunny garden room with lovely views over the garden and surrounding countryside, and a fitted kitchen and utility room. A generously sized principal bedroom offers en-suite facilities, along with three further bedrooms, a shower room and separate w.c. To the rear there is a fully enclosed, south-westerly aspect rear garden that abuts open fields, whilst a driveway to the front provides ample parking for several vehicles, leading to a detached double garage.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver  
Minton**  
*Village & Rural Homes*

**Council Tax Band:** G

**Tenure:** Freehold

### Location

Hunsdon boasts all the key ingredients of a great country village with local amenities just a few minutes away. They include Post Office / general stores and a well used village hall, central to country village life. There is also a wide variety of active organisations for all ages including: Badminton Club, Gardening Club, Baby & Toddler Group and Scouts, Cubs and Beavers. The small village centre also boasts two pubs - The Crown and The Fox and Hounds gastro pub plus a petrol garage. The well regarded primary school is another draw to this thriving community.

The larger towns of Harlow (approx. 3.5 miles away) and the market town of Ware (approx. 4.5 miles away) offer an excellent range of shops, amenities and leisure facilities. Harlow Town station offers fast and regular services to London Liverpool Street (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.

### Accommodation

Under cover porch with front door opening to:

#### Reception Hall - 3.32m x 2.73m (10'10" x 8'11")

Deep recessed storage cupboard. Radiator. Perimeter alarm control. Ceiling hatch with pull down ladder to a generous loft space with light connected. All living accommodation accessed from here, sensibly arranged with the bedrooms to one side of the house and the living rooms to the other, however the rooms are versatile and can be utilised depending on a family's needs.

#### Living Room - 5.39m x 4.12m (17'8" x 13'6")

Wide double glazed window to front. Feature red brick fireplace and hearth, housing attractive wood burning stove. Radiator. Three wide multi-pane doors opening to:

#### Dining Room - 3.66m x 2.98m (12'0" x 9'9")

Double glazed sliding doors opening to the garden room. Radiator.

#### Garden Room - 7.26m x 2.92m (23'9" x 9'6")

A lovely addition that takes full advantage of the uninterrupted countryside views to the rear. Of Upvc construction on a brick plinth, a solid, tiled roof has been added, making it perfect for all year use. Windows to three sides and wide double doors opening to the garden.

#### Kitchen - 3.65m x 3.2m (11'11" x 10'5")

Fitted with a range of modern, white wall and base cabinets with complementary worksurfaces over and tiled splash-backs. Inset one and a half bowl sink and drainer with wide window overlooking the garden room and views beyond. Integrated fridge and free-standing slim-line dishwasher. Built-in 'Neff' electric oven/grill with matching 'Neff' induction hob above. Illuminated extractor fan over. Radiator.



**Utility Room** - 2.84m x 1.76m (9'3" x 5'9")

Fitted with wall and base units with spaces for appliances. Washing machine is to remain. Large storage cupboard housing 'Grant' floor standing oil fired boiler and water softener. Door to garden room.

**Principal Bedroom** - 5.6m x 3.96m (18'4" x 12'11")

(At widest point, narrowing to 3.87m) Dual aspect double glazed windows. Range of fitted bedroom furniture. Two radiators. Door to:

**En-suite** : White suite: Low flush w.c., pedestal wash hand basin and step in shower. Tiled walls and floor. Radiator. Frosted window.

**Bedroom Two** - 4.78m x 3.16m (15'8" x 10'4")

Currently used as a dining room. Double glazed window to rear, once again with great views. Walk-in clothes closet with hanging rail, shelving and light connected. Radiator.

**Bedroom Three** - 3.13m x 2.9m (10'3" x 9'6")

Double glazed window. Radiator. Built-in wardrobe cupboard.

**Bedroom Four** - 3.66m x 2.64m (12'0" x 8'7")

Double glazed window to rear with views. Built-in wardrobe cupboard. Radiator.

**Shower/Wet Room** : Fully tiled with a walk-in shower, low flush w.c. and pedestal wash hand basin. Radiator. Frosted window.

**Separate W.C/Guest Cloakroom** : White suite: Low flush w.c. and vanity wash hand basin. Radiator. Frosted window.

**Exterior** : A generous driveway provides parking for several vehicles, in turn leading to the detached double garage.

**Detached Garage** - 5.76m x 4.84m (18'10" x 15'10")

Electronically operated roller door. Power and light connected. Personal door to the rear.

**Gardens** : The gardens wrap around the property with a large courtyard area behind the garage housing the thermoplastic oil tank and large timber garden shed. A great space if you would like your own vegetable patch.

The main garden has a paved patio area and is mainly laid to lawn, enclosed by closed board fencing to either side and chain link fencing across rear, enabling the full countryside vista.

**Services** : Mains services connected: water, sewerage and electricity. Oil fired central heating to radiators.

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







# Stanstead Abbots - Sales

14 High Street Stanstead Abbots Herts SG12 8AB



**Oliver Minton**  
Village & Rural Homes

GROUND FLOOR  
2038 sq.ft. (189.3 sq.m.) approx.



TOTAL FLOOR AREA: 2038 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any decision or misstatement. This plan is for illustrative purposes only. Outbuildings not shown in actual position relative to the property.



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<https://www.oliverminton.com/>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

#### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616