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Independent Estate Agents and Valuers







The White House, Lower Road, Little Hallingbury, Hertfordshire, CM22 7RD

Offers over £850,000

Situated in a popular village location with excellent transport links and highly regarded schooling nearby, this impressive and substantial family home provides in excess of 2,000 sq ft of versatile and beautifully presented accommodation.

The ground floor is a sociable living space with a large L-shaped kitchen/dining/family room at the back with views over the rear garden and countryside beyond. This space is an ideal hub for family life and entertaining. The fitted kitchen has integrated appliances and a large island unit which provides excellent storage and space for a breakfast bar. Further accommodation includes a part vaulted sitting room, study, useful utility room and a ground floor cloakroom.

To the first floor, the impressive principal bedroom suite features dimmable LED lighting, a dedicated dressing room and an en-suite shower room. There are three further large double bedrooms, served by two additional bath/shower rooms, making the property ideally suited to modern family living.

The property benefits from an integral double garage with electric roller door, power and lighting. To the rear, the West-facing garden enjoys far-reaching countryside views and provides an attractive setting for outdoor entertaining and relaxation. There is plenty of space along the North side of the house which could be utilised for storage. Gated side access leads to the front of the property which has driveway parking for two vehicles and a well maintained garden.

The Council Tax Band is F / The EPC Rating is C

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Large Entrance Hall
With doors to all rooms, stairs to the first floor and useful storage cupboard for coats and shoes.



Ground Floor Cloakroom
With WC, basin and door leading to;



Utility Room
8'5" max x 6'1" max (2.58m max x 1.87m max)
Wall mounted Vaillant gas fired boiler and space for a washing machine.

Sitting Room
15'1" x 14'10" (4.60m x 4.54m)
Bright and spacious room with part vaulted ceiling.





Study
9'9" x 5'2" (2.99m x 1.59m)



Impressive Open Plan Living Area
27'7" max x 18'5" max (8.43m max x 5.62m max)
Large L-shaped living area with;



Fitted Kitchen/Dining Area
Fitted wall and base units and central island unit with excellent storage. The kitchen includes;

- Double oven
- Five ring gas hob with extractor over
- Full height fridge and separate freezer
- Space for a dishwasher
- Corner larder cupboard







Family Area
Ample space for sofas and sliding doors opening onto the West facing patio.



Integral Double Garage
18'0" x 16'1" (5.49m x 4.92m)
Large garage with electric roller door to the front, door at the rear, power and light.



First Floor Landing
Doors to all rooms, access to the loft space which is partially boarded with a fitted ladder and airing cupboard with hot water cylinder.



Principle Bedroom Suite
Including the main bedroom area, dressing area and en-suite, as described below;

Main Bedroom Area
17'3" x 10'9" (5.26m x 3.29m)
Extremely spacious bedroom with dimmable LED lighting and panelling.







Dressing Room
10'10" x 4'11" (3.31m x 1.50m)
With ample space for wardrobes and ceiling spotlights.



En-Suite Shower Room
8'5" x 5'2" (2.57m x 1.58m)
Fully tiled with a double shower unit, basin with vanity unit and stainless steel heated towel rail.



Bedroom 2
14'4" x 12'2" (4.37m x 3.71m)
Large double bedroom.



Bedroom 3
11'9" x 10'11" (3.60m x 3.33m)
Large double bedroom with built in wardrobe and door leading to;





En-Suite Shower Room
8'5" x 5'11" (2.57m x 1.81m)
Double shower unit, basin, WC and stainless steel heated towel rail.



Bedroom 4
12'11" x 9'11" (3.95m x 3.03m)
Double bedroom with a recess which is ideal for a desk or built in wardrobe.







Bathroom
10'4" x 5'9" (3.16m x 1.77m)
Quality fully tiled bathroom suite with freestanding bath, separate shower, WC and basin.

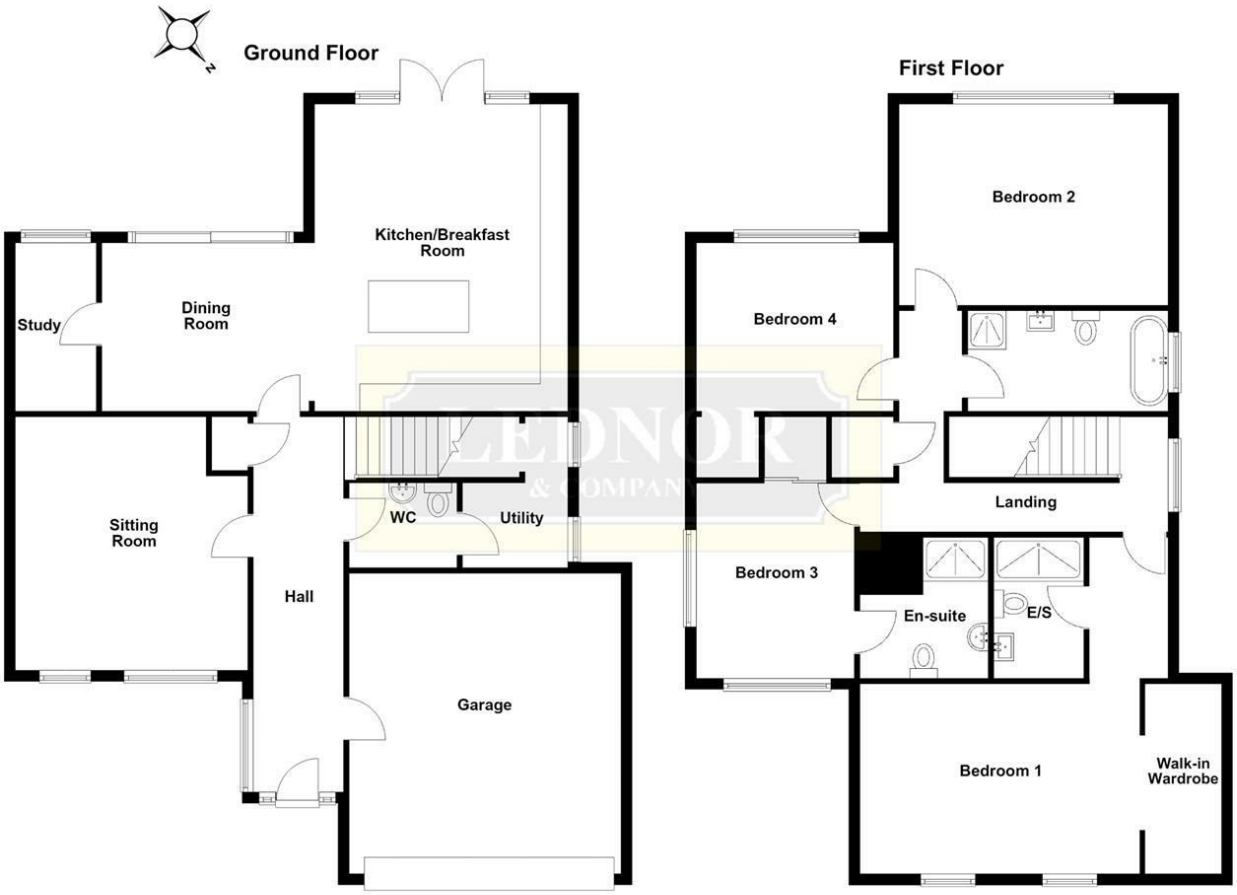


Front
Driveway parking for two cars and a well maintained garden which could be adapted to provide additional parking if required. There is gated side access leading through to;

West Facing Rear Garden
Large patio, lawn and idyllic countryside views. The side access is wide along the North side of the house and this is an ideal space for any additional storage requirements.

Disclaimer
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate

and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



APPROX GROSS INTERNAL FLOOR AREA 2050 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE