



Tanners Way, Hunsdon

Price Guide - £525,000

Oliver Minton are pleased to offer this spacious, three bedroom family home set on a mature, tree-lined no-through road in the picturesque village of Hunsdon. With open countryside on your doorstep, the village has a popular JMI school, two thriving public houses including the Fox and Hounds gastro pub, a convenience store/Post Office and a petrol station/garage. The property offers great space for family living, however still has further potential to enlarge (subject to the usual planning permissions) The layout: Reception hall, living room with attractive open fireplace, fitted kitchen, large full width conservatory, three bedrooms and a family bathroom. The private garden of just under 120ft provides plenty of outdoor space. There is ample driveway parking to front, with an EV charging point, with potential to create more if required and an integral 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: D

Tenure: Freehold

Accommodation

Front door opening to:

Reception Hall

Deep under stairs cupboard. Radiator. Stairs rising to first floor. Double glazed obscured window to front. Door to garage.



Living Room - 4.75m x 3.24m (15'7" x 10'7")

Bright dual aspect room. Double glazed window to front aspect and wide double doors opening to the conservatory. Open fire with ornate cast iron surround and tiled hearth. Radiator.

Conservatory - 6.67m x 4.19m (21'10" x 13'8")

Narrowing to 2.28m (9'5") A super addition to the property that spans the rear of the house, creating a bright and versatile space that enjoys uninterrupted views over the garden. Flooded with natural light through expansive glazing and twin double doors opening directly onto the patio, the current owners make the most of this generous room as both a dining area and a relaxed sitting space, ideal for everyday living as well as entertaining. Radiator. Open square archway through to:



Kitchen - 3.8m x 2.88m (12'5" x 9'5")

Fitted with a modern range of white gloss wall and base cabinets with complementary work surfaces over. Inset one and a half bowl enamel sink and drainer. Tiled splash-backs. Integrated 'Bosch' dishwasher and an under counter fridge. 'Smeg' range cooker with twin ovens/grill and six ring gas hob. Brushed steel illuminated extractor canopy over. Radiator. Wide double glazed window looking into the conservatory.

First Floor

Landing with double glazed window to front. Door to linen cupboard. Bi-folding doors to deep clothes closet. Loft access hatch.



Bedroom - 4.75m x 2.87m (15'7" x 9'4")

Double glazed windows to front and rear aspects with views over The Dell recreation field. Built-in wardrobe cupboard. Radiator.

Bedroom - 4.25m x 3.85m (13'11" x 12'7")

Narrowing to 2.99m (9'9") Wide double glazed window to rear, again with views over the garden and The Dell. Radiator

Bedroom - 3.13m x 2.17m (10'3" x 7'1")

Double glazed window to rear. Radiator.

Bathroom

White suite: Panel enclosed shower bath, mixer tap and attachment and curved glazed screen. Pedestal wash hand basin. Low flush w.c. Radiator. Double glazed obscured window.

Additional W.C

With vanity wash hand basin, low flush w.c. and obscured double glazed window.

Garage - 4.96m x 3.14m (16'3" x 10'3")

Can also be accessed from inside the house. Electronically operated safety roller door to front. Power and light connected. Double glazed window and door opening to the rear garden. Space and plumbing for washing machine and tumble dryer. Wall mounted 'Glow Worm' gas fired combination boiler.

Exterior

To the front of the house there is off road parking on the driveway, which in turn leads to the garage.

Rear Garden - 35.97m (118 ft) approx.

To the immediate rear of the property is a generous paved patio, ideal for outdoor seating and entertaining. The garden is fully enclosed by fencing and is predominantly laid to lawn, complemented by a specimen trees and well-established planted borders. At the far end, there are two timber sheds and ample space for a dedicated children's play area or for creating a vegetable garden, a great space for the avid gardener to put their own stamp on.

Services

Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators.

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

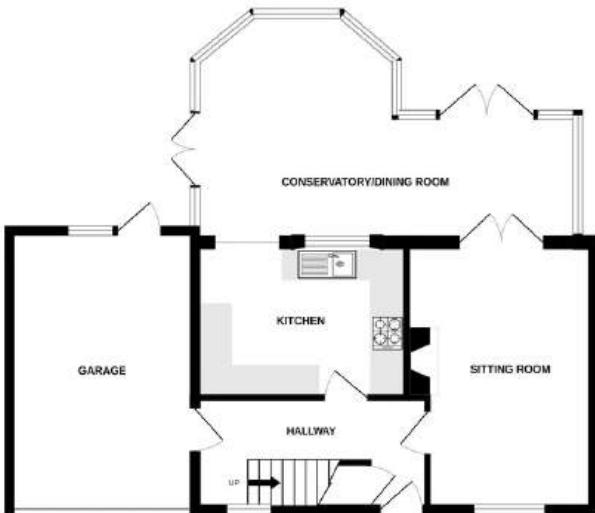
We are advised that the owner has installed fibre/hardwire connection with Gigaclear superfast internet connection.







GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



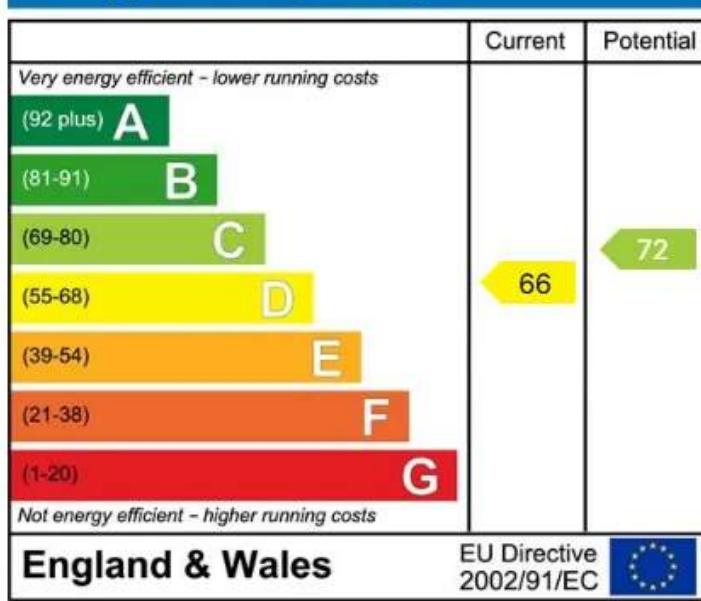
1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 sq.m.) approx.
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 omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating



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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