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Middle Cottage. The Common. Hanworth. NR11 7HP



Guide Price £250,000

COUNTRYSIDE LIVING WITH PERIOD CHARM AND MODERN CONVENIENCES

This lovely period property and the stunning village in which it resides makes this an impressive property. The property is approached via a double-glazed panel front door to the rear of the property which makes way to the entrance hall with practical laminate wood effect flooring, which in turn has an opening to the kitchen, a panel door to the bathroom and a panel door opening to the impressive and generous lounge with its fireplace with electric fire, again laminate wood effect flooring with attractive exposed ceiling beams and window to the front aspect and stairs leading to the first floor. The kitchen features fitted work surfaces with base and eye level units and space for various appliances including cooker, fridge and washing machine. The bathroom is on the ground floor with white suite comprising panel sided bath with shower, wash hand basin and WC. This completes the accommodation on the ground floor.

The first floor provides two generous bedrooms, the main bedroom to the front aspect with built-in wardrobe and airing cupboard, the second bedroom also facing to the front aspect.

The outside space offers gardens to both the front and rear of the property. To the front of the property is a lawn garden with flower beds. The rear enclosed garden is laid to lawn and also gives access to the parking area for non-allocated parking.

The cottage benefits from character and a lovely location with the added bonus of electric central heating to radiators and double-glazed windows.

Viewing is most strongly recommended to appreciate both the property and its location.



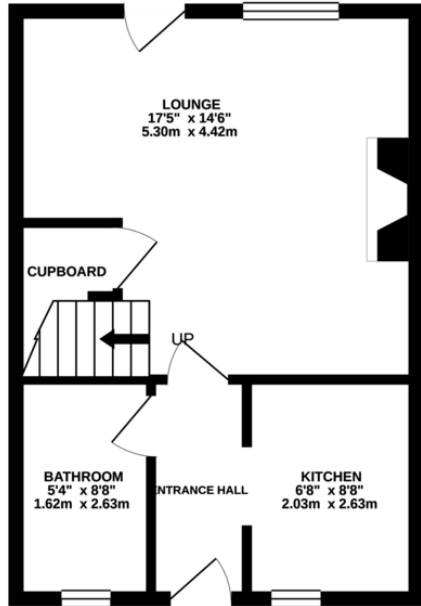
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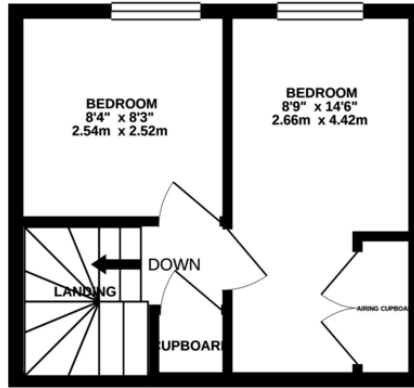
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GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Directions

From the A140 take the turning sign posted for Hanworth. Carry on this road past the church and over a cattle grid, you are now on Hanworth Common. Carry straight on, at the small crossroads turn left and then approx. 50 yds later turn right into a gravelled parking area where you will see the back of the property.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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