



Elliot Heath
ESTATE AGENTS

The Old Stables Old Church Lane, Thundridge

Guide Price £640,000

The Old Stables Old Church Lane

Thundridge, Ware

Detached former stable block in sought-after Thundridge village. Unique character home with plenty of natural light, glazed vaulted ceiling in reception room. 2 beds, 2 baths, kitchen, dining room. Wrap-around courtyard garden. Parking for 3 cars + garage. Vacant possession.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

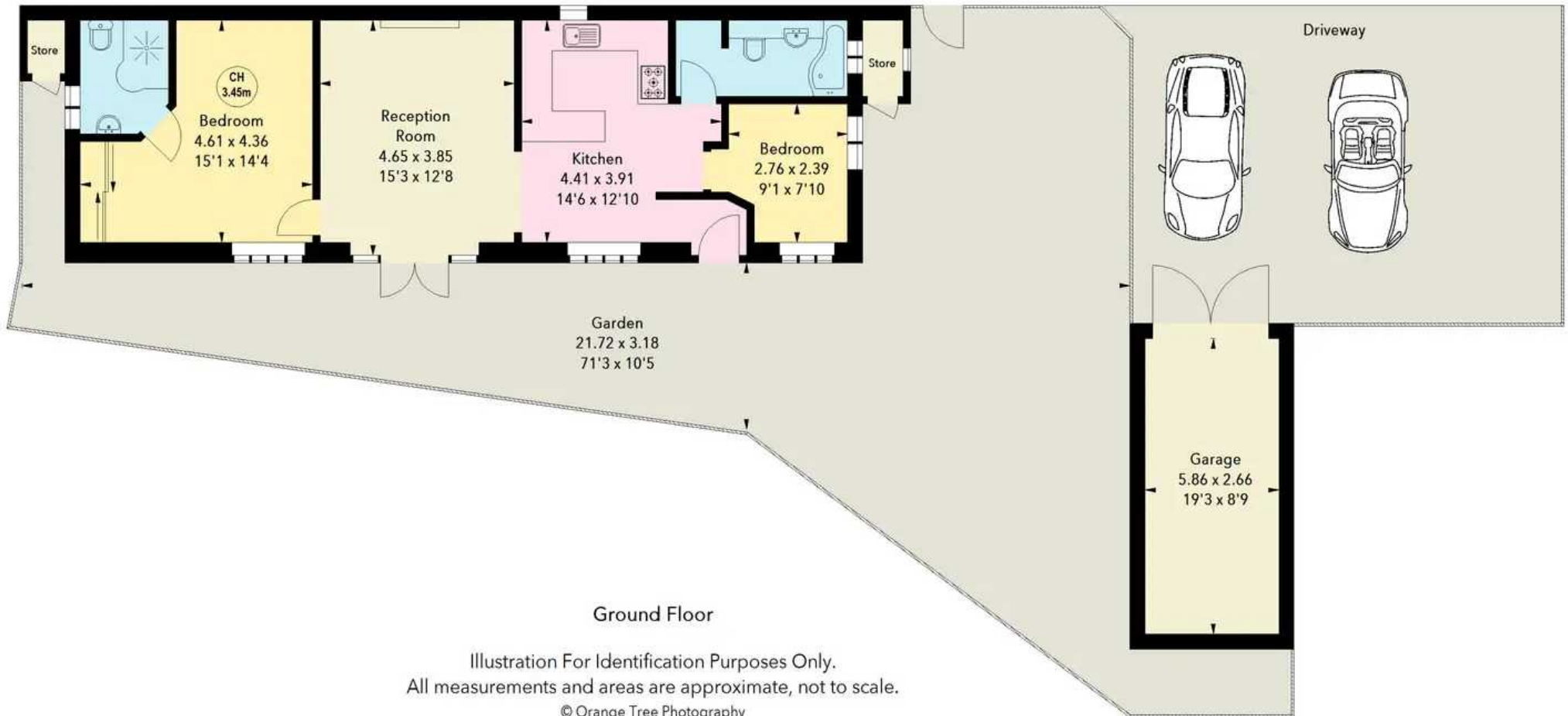


The Old Stables,
Old Church Lane, SG12

Approximate Area = 83.33 sq m / 897 sq ft
(Including Garage)
Garage = 15.51 sq m / 167 sq ft



Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Entrance Lobby

Fitted door mat, vertical radiator, open to:

Kitchen

14' 6" x 12' 10" (4.42m x 3.91m)

Dual aspect with double glazed windows to front and rear aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink unit, space for range style cooker with extractor over, appliance space, tiled splash back areas, tiled flooring, open to:

Reception Room

15' 3" x 12' 8" (4.65m x 3.86m)

With vaulted ceiling, double doors opening on the courtyard garden, high level double glazed window, fireplace with feature stove, radiator, door to:

Bedroom One

15' 1" x 14' 4" (4.60m x 4.37m)

With double glazed window, radiator, fitted wardrobe with mirrored sliding doors, door to:

En Suite Shower

With double glazed window with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, spiral chrome heated towel rail.

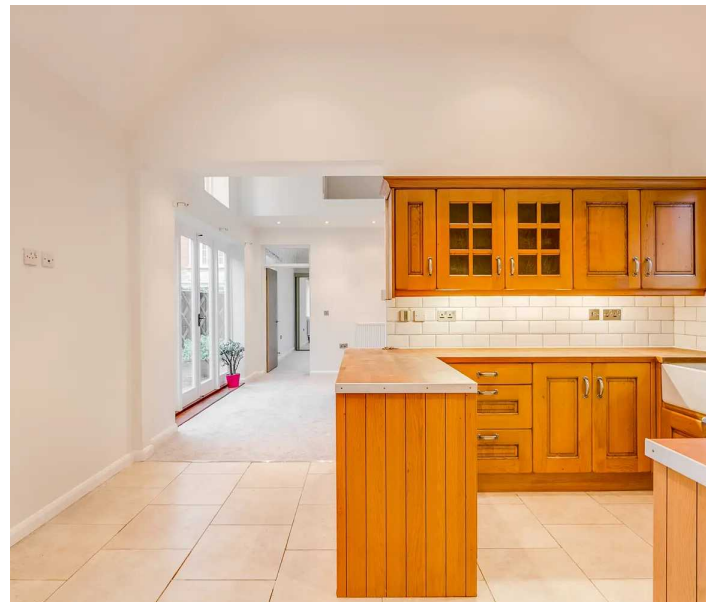
Bedroom Two

9' 1" x 7' 10" (2.77m x 2.39m)

Dual aspect with double glazed windows to front and side aspect, radiator.

Bathroom

With glass window bricks to the outside store. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





GARDEN

Gated access to wrap around courtyard garden, two outside store cupboards.

GARAGE

Triple Garage

Driveway providing off street parking which in turn leads to detached single garage with double doors.







Elliot Heath Estate Agents

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