



Elliot Heath
ESTATE AGENTS

29 High Street, Hunsdon
Guide Price £400,000

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Hunsdon, Ware

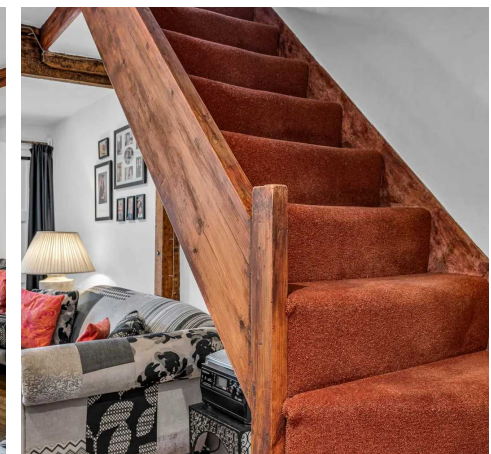
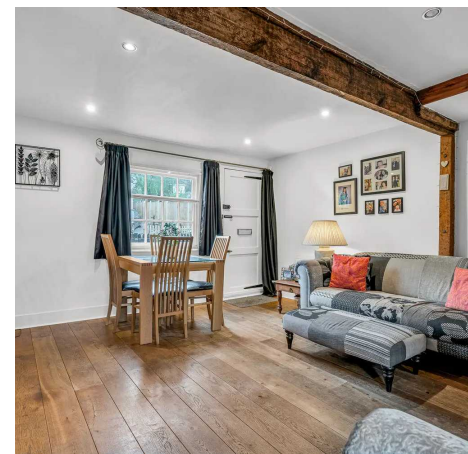
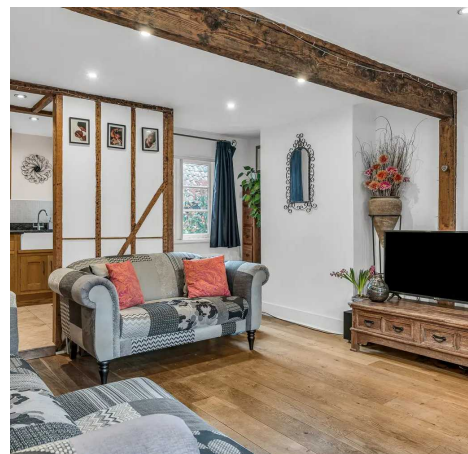
Charming 2-bed Grade II listed cottage in Hunsdon village with 3.2 miles to St. Margarets train station. Features a first-floor bathroom, loft room, attractive gardens, and utility outbuilding. Close to local amenities and schools, with easy access to Ware, Harlow, Bishops Stortford, and London.

Council Tax band: D

Tenure: Freehold

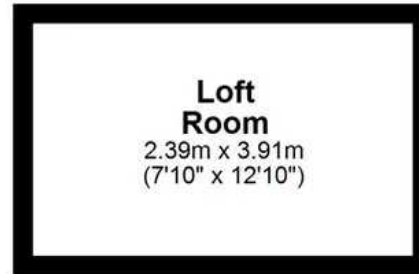
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



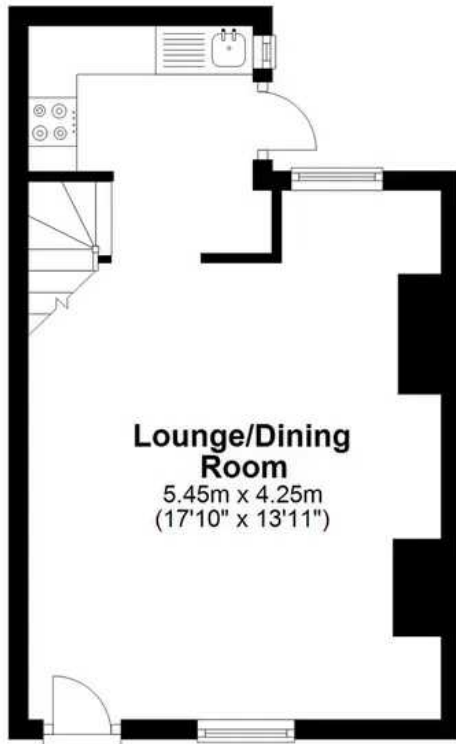
Second Floor

Approx. 9.3 sq. metres (100.5 sq. feet)



Ground Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



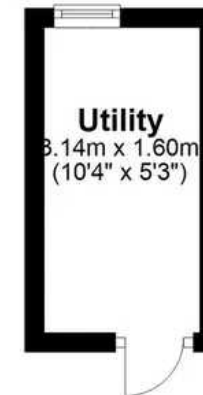
First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Outbuilding

Approx. 5.0 sq. metres (54.1 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Front entrance door to:

Lounge/Dining Room

17' 10" x 13' 11" (5.44m x 4.24m)

Dual aspect with windows to front and rear aspect with secondary glazing, stairs rising to first floor landing, wood flooring, inset spotlights to ceiling, radiator, feature fireplace, built in cupboard to alcove, exposed timbers. Open to:

Kitchen

With window to side aspect together with stable style door with glazed insert to rear garden. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a butler style sink unit, integrated 'Miele' ceramic hob and electric oven, fridge and washing machine, tiled splash-back areas, tiled flooring.

First Floor Landing

With loft room access hatch with fitted ladder and doors to:

Bedroom One

8' 10" x 13' 11" (2.69m x 4.24m)

With window to front aspect with secondary glazing, inset spotlights to ceiling, radiator.

Bedroom Two

8' 10" x 8' 6" (2.69m x 2.59m)

With window to rear aspect with secondary glazing, inset spotlights to ceiling, radiator.



Bathroom

With Velux window to side aspect. Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, panel enclosed bath with shower over and glazed shower screen, heated towel rail, door to airing cupboard, tiled flooring, tiled splash back areas.

Loft Room

7' 10" x 12' 10" (2.39m x 3.91m)

With Velux window to rear aspect, fitted cupboard housing combination boiler, power and light connected.



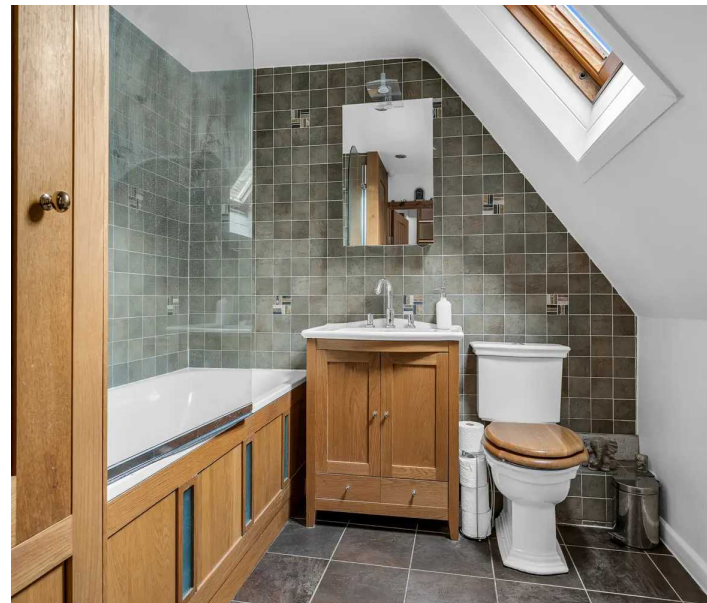


FRONT GARDEN

Enclosed with picket fence with gate opening out on to pavement, path leading up to front door.

REAR GARDEN

With paved area to immediate rear enclosed to one side with picket fence and door to useful utility measure approx. 10'4 x 5'3. Delightful patio area with timber bridge over brook to rear section of garden, the rear section of garden is laid to lawn with shrub borders and enclosed on three sides with fence panels.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk