



Elliot Heath
ESTATE AGENTS

26 High Street, Hunsdon
Guide Price **£475,000**

26 High Street

Hunsdon, Ware

Charming 2 bed character cottage in Hunsdon village, retaining original features, with 2 reception rooms, kitchen, and 1st floor bathroom. Attractive rear garden with 2 outbuildings. Close to amenities and 3.2 miles from St. Margaret's train station. Call Elliot Heath on 01920 293333.

Council Tax band: D

Tenure: Freehold

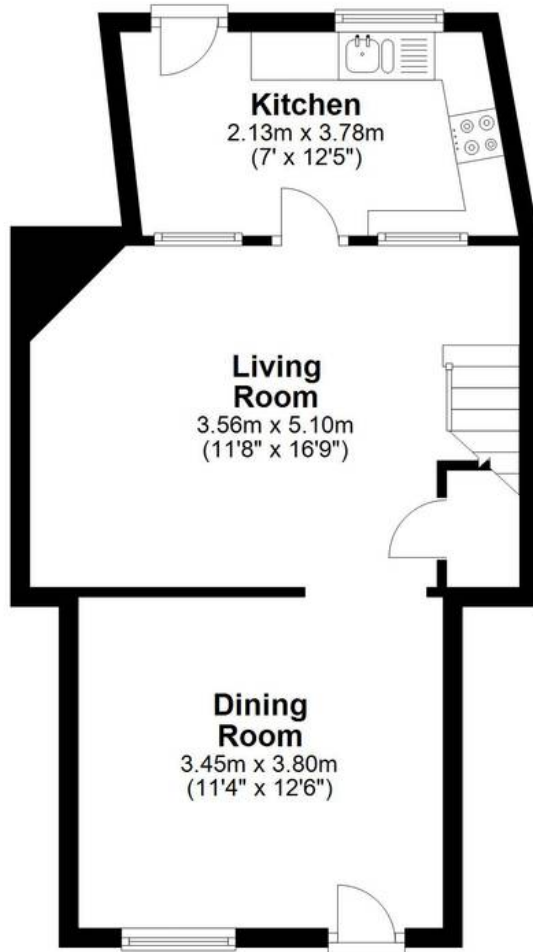
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



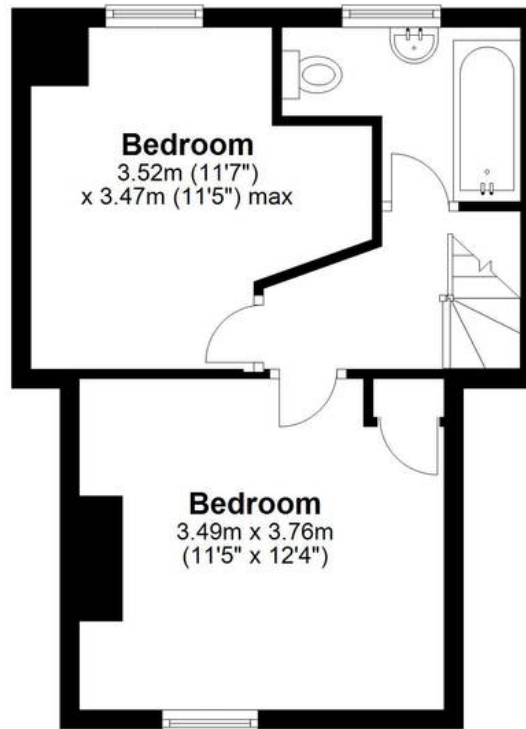
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



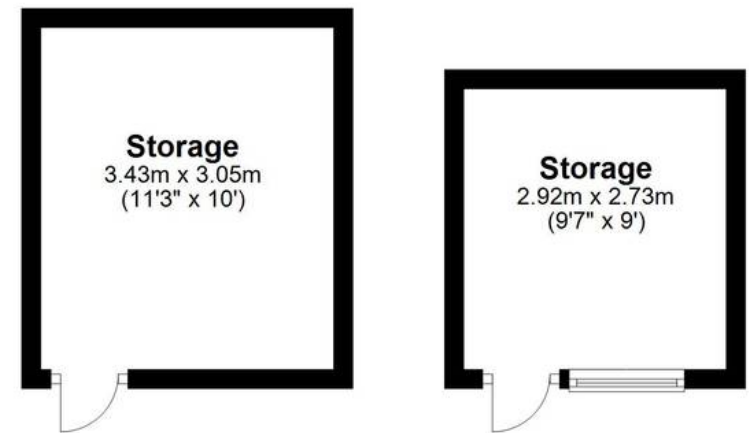
First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Outbuildings

Approx. 18.5 sq. metres (198.6 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 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:

Dining Room

11' 4" x 12' 6" (3.46m x 3.80m)

With window to front aspect, attractive red brick fireplace with multi-fuel stove, built in cupboard and shelving to alcove, exposed timbers and stairs to:

Living Room

11' 8" x 16' 9" (3.56m x 5.10m)

With leaded windows to the kitchen, open fireplace, exposed timbers, stairs to first floor landing, understairs storage cupboard, door to:

Kitchen

7' 0" x 12' 5" (2.13m x 3.78m)

With window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring.

First Floor Landing

With exposed timbers and doors to:

Bedroom One

11' 5" x 12' 4" (3.49m x 3.76m)

With window to front aspect, airing cupboard housing hot water cylinder.

Bedroom Two

11' 7" x 11' 5" (3.52m x 3.47m)

With window to rear aspect, access via hatch to loft space.

Bathroom

With window to rear aspect. Fitted with a suite comprising panel enclosed bath, vanity unit with wash hand basin, low flush wc, wall mounted heater, tongue and groove panelling to half height.





GARDEN

The rear garden stretches in excess of 50ft and comprises a mixture of paved and lawned areas surrounded by mature shrub and flower borders. There are two outbuildings one with mains water and one with mains electric.







Elliot Heath Estate Agents

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