



**Elliot Heath**  
ESTATE AGENTS

**Ivy Cottage, Roe Green**  
Guide Price **£735,000**

# Ivy Cottage

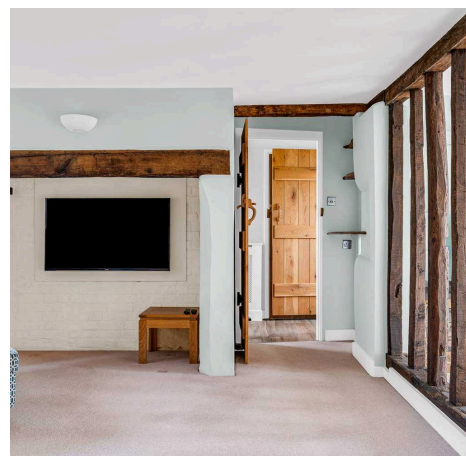
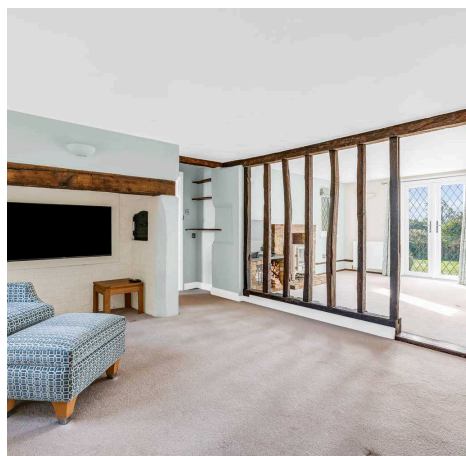
Roe Green, Buntingford

Charming Victorian 3-bed detached cottage overlooking village green, refurbished over recent years with period features. 3 reception rooms, integrated kitchen, utility. 3 double bedrooms, garden, garage, driveway. Located in Sandon, North Hertfordshire. Knights Templar School nearby. Council Tax band: E

Tenure: Freehold

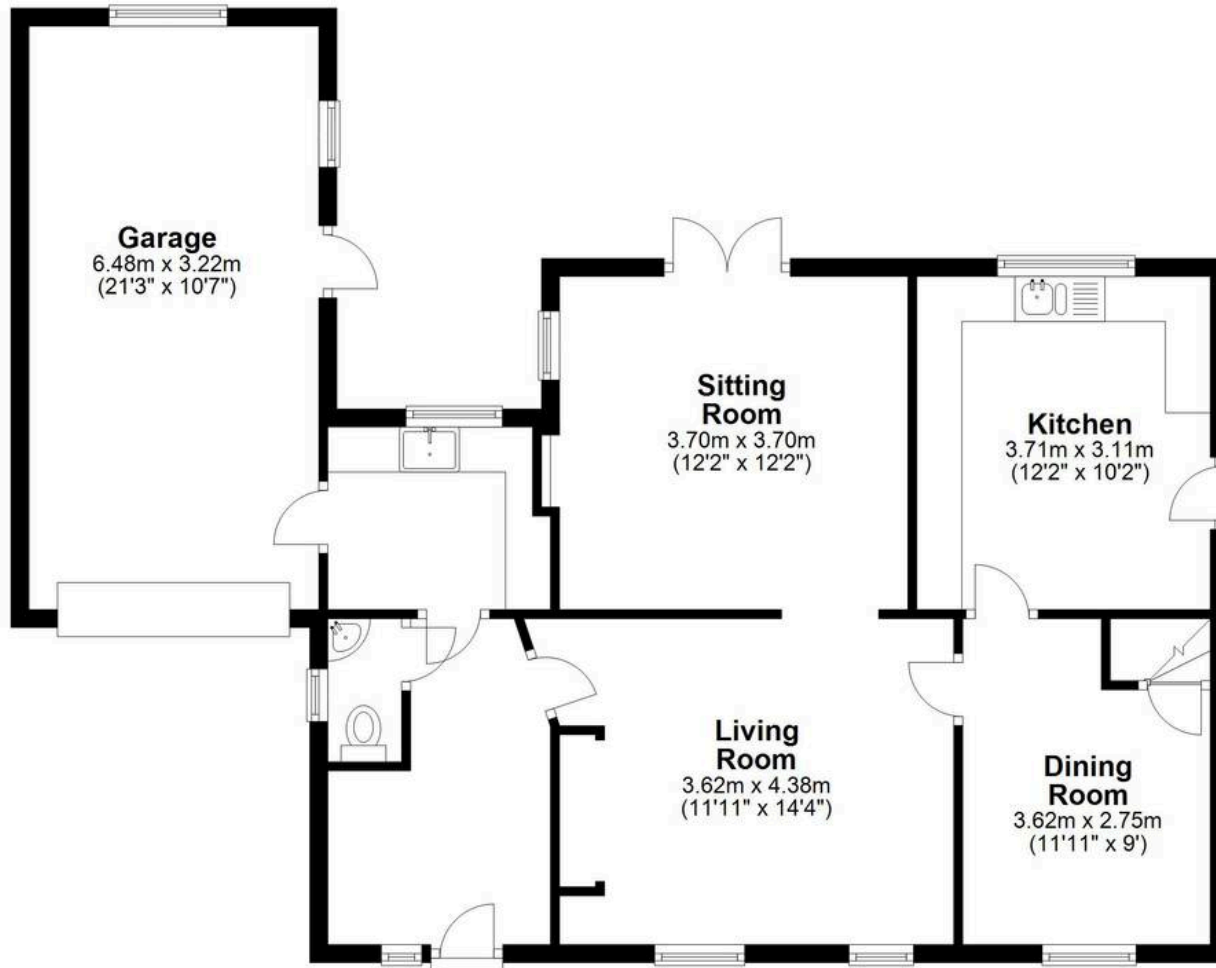
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 88.0 sq. metres (947.5 sq. feet)



## First Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



Total area: approx. 138.8 sq. metres (1493.6 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](http://www.matthewkyle.co.uk)

### **Generous Entrance hall**

With double glazed window to front aspect, radiator, Kardean flooring, doors to:

### **Downstairs WC**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising wash hand basin, low flush wc, tiled splash back areas, radiator.

### **Utility**

With double glazed window to rear aspect and door to the attached garage. Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit, appliance space, boiler, tiled splash back areas, radiator.

### **Living Room**

11' 11" x 14' 4" (3.62m x 4.38m)

With two double glazed windows to front aspect, radiator, attractive inglenook fireplace, open timberwork, door to dining room and open timberwork to:

### **Sitting Room**

12' 2" x 12' 2" (3.70m x 3.70m)

Dual aspect with double glazed window to side aspect and double glazed double doors to the rear garden, two radiators, attractive fireplace with wood burning stove, exposed timbers.

### **Dining Room**

11' 11" x 9' 0" (3.62m x 2.75m)

With double glazed window to front aspect, radiator, door to stairs rising to first floor landing, door to:

### **Kitchen**

12' 2" x 10' 2" (3.71m x 3.11m)

With double glazed window to rear aspect and door giving access to outside. Comprehensively fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated appliances, Kardean flooring, radiator.



### **First Floor Landing**

With double glazed stain glass window to side aspect, exposed timbers, doors to:

### **Bedroom One**

12' 2" x 12' 1" (3.71m x 3.68m)

With double glazed window to rear aspect over looking the rear garden and fields beyond, radiator.

### **Bedroom Two**

9' 8" x 11' 4" (2.94m x 3.46m)

With double glazed window to front aspect over looking the village green, radiator, fitted wardrobe cupboards, exposed timbers.

### **Bedroom Three**

8' 9" x 10' 9" (2.67m x 3.28m)

With double glazed window to front aspect over looking the village green, radiator, exposed timbers.

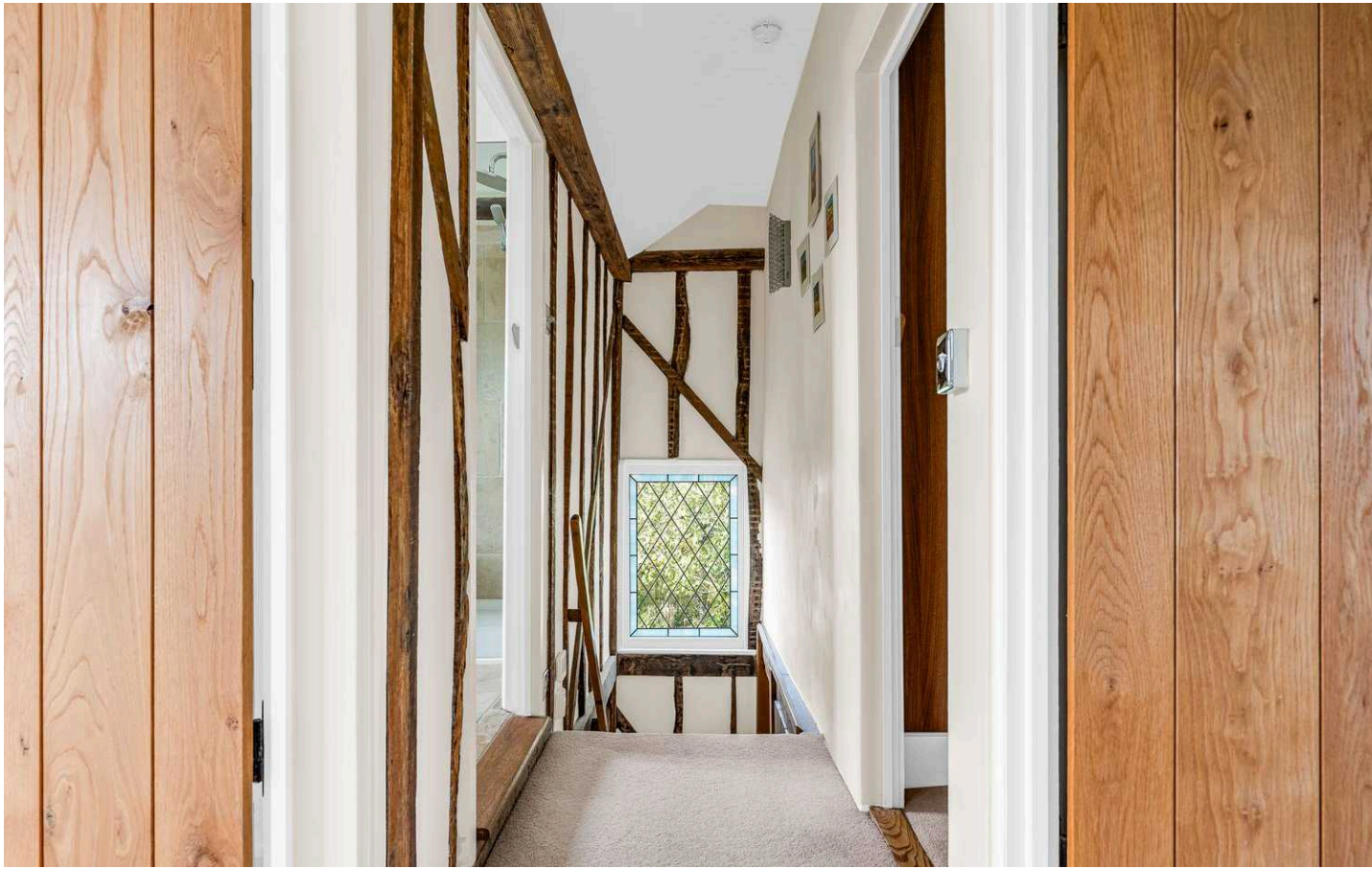
### **Bathroom**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising freestanding bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, radiator, exposed timbers.

### **Separate WC**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





### **FRONT GARDEN**

The front garden is predominantly laid to lawn with mature shrubs and plants, with access to the rear garden.

### **REAR GARDEN**

The rear garden is laid to lawn with a feature pond and an extensive patio with views over the fields.

### **DRIVEWAY**

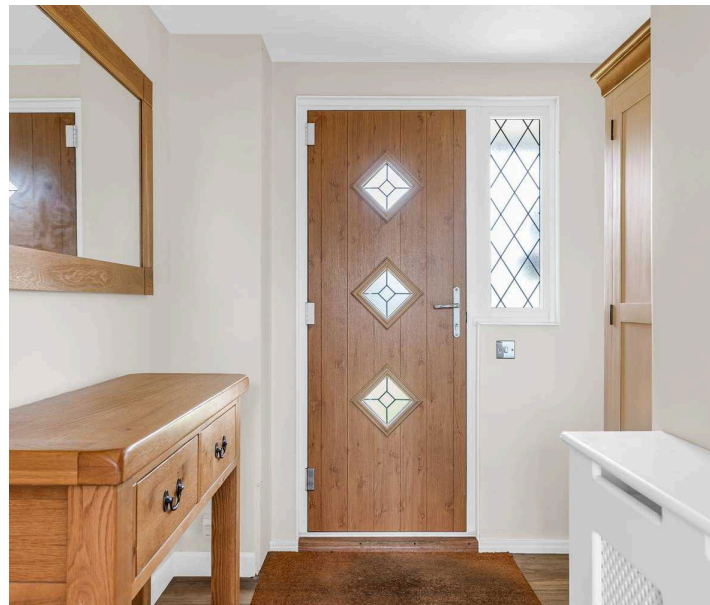
4 Parking Spaces

Generous gravel driveway providing off street parking for several vehicles.

### **GARAGE**

Single Garage

The garage has power and lighting connected and can be accessed from the garden and the utility room.







## Elliot Heath Estate Agents

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