

**Offers Over: £1,495,000
Freehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in this sought after, award winning village. We are delighted to offer for sale a stunning individually designed 4 bedroom, 2 bathroom detached family home. On the ground floor you are welcomed by a bright and spacious reception hallway with galleried landing above. There is a generous lounge/dining room kitchen/family room, study and utility room. This property benefits from a cinema room in the basement. The garden wraps around the property which is circa 70ft x 40ft. The overall plot including gated driveway is 180 x 70ft. This is a property that can only be appreciated with an internal viewing.

- 4 BEDROOM/2 BATHROOM DETACHED FAMILY HOME
- BRIGHT & SPACIOUS RECEPTION HALLWAY
- GALLERIED LANDING
- GENEROUS LOUNGE/DINING ROOM
- KITCHEN/FAMILY ROOM
- CINEMA ROOM
- WRAP AROUND GARDEN
- OVERALL PLOT IS 180FT X 70FT
- STUNNING INDIVIDUALLY DESIGNED
- SOUGHT-AFTER AWARD-WINNING VILLAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

RECEPTION HALLWAY
LOUNGE/DINING ROOM
STUDY
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
GROUND FLOOR CLOAKROOM

BASEMENT

CINEMA ROOM

FIRST FLOOR

4 BEDROOMS - one with En-Suite bathroom
SHOWER ROOM

WRAP AROUND GARDEN CIRCA 70FT X 40FT GARDEN
OVERALL PLOT 180FT X 70FT
SUMMER HOUSE
DOUBLE GATED PRIVATE DRIVEWAY
EV CHARGER

LOCATION

Station Road is off Widford Road (B1004). The village of Much Hadham is a highly desirable award-winning village. Benefits from a local shop, stunning countryside walks and one of the best state primary schools in Hertfordshire St. Andrews School. The towns of Ware and Bishop Stortford are only a short drive away, both with train links into London's Liverpool Street.

LOCAL AUTHORITY

East Hertfordshire

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

Station Road, Much Hadham, SG10 6AX



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**Approximate Gross Internal Area 2852 sq ft - 265 sq m
(Excluding Outbuilding)**

Basement Level Area 440 sq ft - 41 sq m

Ground Floor Area 1458 sq ft - 135 sq m

First Floor Area 954 sq ft - 89 sq m

Outbuilding Area 110 sq ft - 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

