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Oak Cottage, 16 Pentlows, Braughing, Herts, SG11 2QD

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Price £685,000

This stunning four-bedroom detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by a spacious dual aspect reception room which opens on to the South facing landscaped garden. The property boasts a fully integrated kitchen, downstairs cloakroom, en-suite to bedroom one and has the convenience of two parking spaces plus a garage.

Located in desired picturesque village of Braughing, with easy access to the A10 and A120, this property offers the perfect blend of tranquillity and convenience.

- Four bedroom high quality detached home
- Fully integrated kitchen
- En-suite to Master bedroom
- Easy access to A10 & A120. Only 10 minutes from Ware train station
- CCTV & Alarm system
- Garage plus parking for two more vehicles
- Downstairs cloakroom
- South facing landscaped low maintenance garden
- Hive system. Fast internet connection
- Windows with Solar Tech film

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Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Low hedge framing the front of the property with steps leading to front door. Security lamps. Ring doorbell.

Entrance Hall

Engineered oak floor. Radiator. Stairs to first floor. Storage cupboard with power, housing alarm panel. Doors to:

Cloakroom

Floating wash hand basin. Low level flush w/c with hidden cistern. Radiator. Tiled floor. Vent-Axia fan.

Living Room

20'4" x 12'2"

Dual aspect living room with window to front aspect, windows and French doors to garden. Wood burning stove on granite hearth with solid oak mantle over. Two radiators. Vent-Axia fan.

Kitchen / Diner

20'4" x 16'3"

Extensive range of eye and base level units with quartz countertop. Inset stainless 1,1/2 stainless steel sink with pull-out rinsers tap. Integrated appliances include washing machine, fridge freezer, dishwasher, double oven and 4-ring induction hob. Houses boiler. Vent-Axia fan. Water softener. Porcelain tiled floor. Window to front and side aspect. Radiator to dining area. Walk-in larder cupboard with shelves and LED lighting. Door to living room.

First Floor

Landing

Bright spacious galleried landing. Radiator. Window to side aspect. Two built in storage cupboards. Airing cupboard housing Megaflo hot water tank. Access to boarded loft with pull down ladder. Doors to:

Bedroom One

13'1" x 12'2"

Window to front aspect. Radiator. Door to:

En-suite Shower Room

Double length shower cubicle with hand held and drench head shower. Floating wash hand basin. Low level flush w/c. Vent-Axia fan. Chrome ladder style radiator. Mirrored cabinet. Tiled floor and partially tiled walls.

Bedroom Two

9'8" x 8'7"

Window to front aspect. Radiator. Fitted wardrobes.

Bedroom Three

8'7" x 6'3" excluding wardrobes

Fitted wardrobes. Bespoke desk. Window to garden aspect. Radiator.

Bedroom Four

9'3" x 5'11"

Currently used as a dressing room. Window to side aspect. Radiator.

Family Bathroom

Comprising of panel bath with hand held shower and drench head over. Floating wash hand basin. Low level flush w/c with hidden cistern. Chrome ladder style radiator. Vent-Axia fan. Extensively tiled. Obscure window to front aspect.

Outside

Garden

Low maintenance landscaped South facing garden with patio leading from the house. Elevated artificial lawn. Path leads to garage and gate access. Timber shed. Substantial decked storage area to the side of the property.

Garage

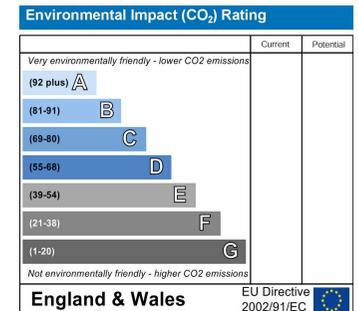
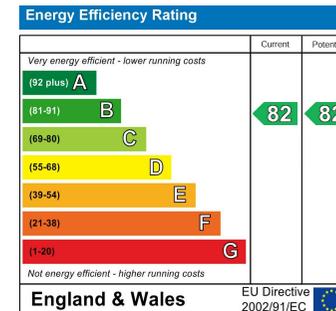
Electric up and over garage door. Privacy door to the garden. Power and lights. Boarded loft.

Parking

Two allocated tandem parking spaces to the front of the property.

Agents Note

Annual service charge £378 for the maintenance of the development.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











