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Bramshott, Jacksons Lane, Reed, Herts, SG8 8AB

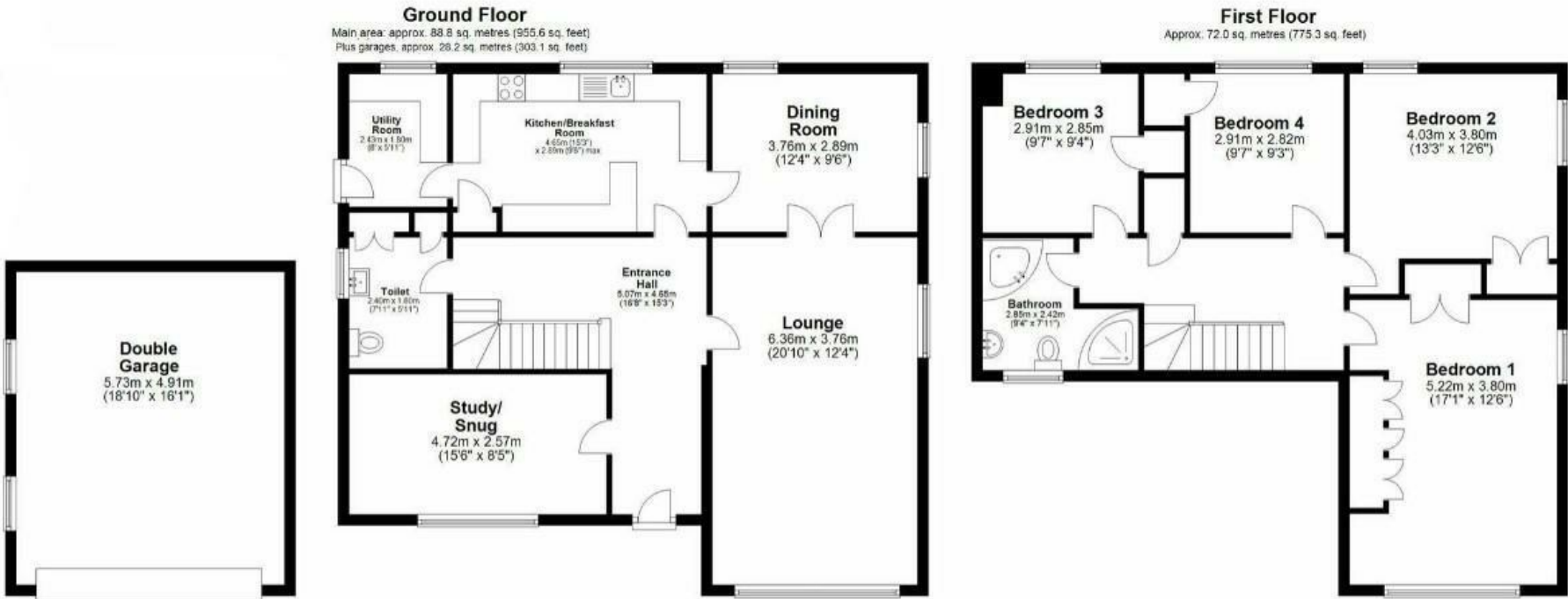
Bramshott, Jacksons Lane, Reed, Herts, SG8 8AB

Price £825,000

Exceptionally spacious four double bedroom family home set within approximately 1/3 acre in a pretty rural location with countryside views yet with easy access to the A10 and near by towns. Bramshott is beautifully presented, airy and bright with dual aspects to most rooms. A forever home and first time to market in 40 years!

- Beautifully presented detached family home
- Three reception rooms
- Dual aspect to most rooms
- Double garage with driveway
- Unspoilt views of the countryside
- Four double bedrooms with built in wardrobes
- Large kitchen with seperate utility room
- Beautifully kept gardens surround the property
- Third (approx) of an acre plot surrounded by countryside
- Rural location yet easy access to the A10 and nearby towns

Floorplan



Main area: Approx. 160.8 sq. metres (1730.9 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

Entrance

Canopy porch. Security lamps.

Entrance Hall

16'8 x 15'3

uPvc and partially glazed door leading to Entrance Hall. Two radiators. Access to small loft area. Under stairs cupboard. Turning stairs to first floor. Doors to:

Lounge

20'10 x 12'4

Dual aspect with window to side aspect and full height window to front aspect. Two radiators. Electric feature fireplace. Glazed double doors opens through to:

Dining Room

12'4 x 9'6

Dual aspect with window to side aspect and rear garden aspect. Two radiators. Door through to:

Kitchen

15'3 x 9'6

Extensive range of wall and base level units with complementary worktop over. Integrated dishwasher, fridge, freezer and Neff oven with 4 ring electric hob and extractor over. Sunken stainless steel one and a half sink with mixer tap. Breakfast bar. Window to rear garden aspect. Consumer cupboard. Through to:

Utility

8'0 x 5'11

Wall and base level units matching the kitchen. Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Window to rear garden aspect. Door to side access. Radiator.

Study

15'6 x 8'5

Window to front aspect. Radiator.

Downstairs W.C.

7'11 x 5'11

Vanity unit with inset wash hand basin and low level flush w/c with hidden cistern. Full width mirror with LED downlights. Chrome ladder style radiator. Built in storage cupboards. Obscure window to side aspect.

First Floor

Landing

Bright galleried landing with window to front aspect. Access to partially boarded loft. Shelves airing cupboard housing hot water tank. Radiator. Doors to:

Master Bedroom

17'1 x 12'6

Dual aspect master bedroom with large window to front aspect and window to side aspect. A range of mirrored fitted wardrobes plus built in wardrobes. Built in dressing table with drawer sets and matching bedside units. Radiator.

Bedroom Two

13'3 x 12'6

Dual aspect with windows to rear garden and side aspect. Built in wardrobes. Two radiators.

Bedroom Three

9'7 x 9'4

Window to rear garden. Built in wardrobe. Radiator.

Bedroom Four

9'7 x 9'3

Window to rear garden. Built in wardrobe. Radiator.

Bathroom

9'4 x 7'11

Four piece bathroom comprising of corner bath, pedestal wash hand basin, low level flush w/c and corner shower unit with drench head. Extractor fan. Radiator. Window to front aspect. Fully tiled. Inset ceiling lights.

Outside

Gardens

Bramshott is set central to the approximate 1/3 acre plot with well maintained mature shrubs, trees and plant borders. To the rear garden is a large timber shed with power and a Summer House with power on a decked area. Oil boiler. Security lamps.

Double Garage

18'10 x 16'1

Double garage with light and power.

Agents Note

Oil heating.

