



- Deceptively Spacious Home
- Popular Village Location
- Delightful Sitting Room
- Open-Plan Kitchen/Dining Room
- Three Good-Size Bedrooms
- First Floor Family Bathroom
- Large West-Facing Rear Garden
- Driveway Parking For 2 Vehicles
- No Upward Chain

THE HOMESTEADS, HUNSDON, NR WARE

3 1 1 EPC

Ensum Brown are pleased to offer this superb mid-terraced family home positioned in the beautiful village of Hunsdon. The property offers a spacious sitting room, open-plan kitchen/diner, 3 bedrooms and family bathroom. Externally there is a large west-facing rear garden and driveway parking. An internal viewing is highly advised.

GUIDE PRICE
£425,000

Ware
01920 412200

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superb tunnel-linked mid-terraced home located in the highly regarded village of Hunsdon which is only a short drive from the market towns of Ware, Hertford and Bishop's Stortford.

The property has been well-maintained by the current vendor and is ready for a new family to move in, offering spacious accommodation arranged over two floors. Also with the potential to extend to the ground floor and to convert the loft space (STPP).

Located at the front of the property you have a block-paved driveway providing parking for two vehicles which is always a benefit and in addition to this parking is available on street with no restrictions. Stepping through the front door the entrance hall is warm and welcoming with wood effect flooring, radiator, storage cupboard and stairs rising to the first floor accommodation. Doors lead off to the living room and kitchen/dining room.

The spacious living room is positioned at the front of the property and offers wood effect flooring, double glazed window to the front aspect, spotlights to ceiling, feature log burner and hearth, wall-mounted TV point and vertical radiator.

Moving into the bright and well-designed kitchen/dining room, this is the hub of the home and the perfect space to socialise and entertain guests. The kitchen has been tastefully re-fitted with a comprehensive range of cream wall and base units with wood effect laminate worktops. Also incorporating a stainless steel 1.1/2 bowl sink with chrome mixer tap, space for Range cooker and fridge/freezer. There's also a double glazed window to the rear aspect overlooking the wonderful rear garden.

Going upstairs, this property continues to impress with a carpeted landing and loft hatch providing access to a fully-boarded loft space. There is also a storage cupboard off the landing as well as an airing cupboard housing the combination boiler.

All three bedrooms are of a good size, with the principal bedroom being positioned to the front including fitted wardrobes and additional storage cupboard plus a double glazed window to the front aspect. The second bedroom is used as a guest bedroom by the current vendor, benefiting from fitted carpet, radiator, fitted wardrobes and desk space. The third bedroom offers fitted carpet, double glazed window to the front aspect, radiator, fitted wardrobes plus single storage cupboard.

Completing the first floor of this home is the spacious re-fitted bathroom, offering a three-piece white suite comprising bath with chrome mixer tap and wall-mounted Triton electric shower, wash hand basin with storage cupboard under and low level flush WC. Also featuring partly tiled walls and lino flooring, obscured double glazed window to the rear aspect. Also featuring a fixed storage cupboard with mirrored front.

Externally, the secluded larger-than-average west-facing rear garden is a real delight and commences with a large paved patio area ideal for al-fresco dining and barbecues, this in turn leads to a large area laid to lawn with mature plant and shrub borders complete with timber shed at the foot of the garden currently being used as a handy office space. Also with shared side access via wooden gate. Finally, a brick built outhouse is divided into two sections, one is an outside WC with wash hand basin and the other is used for storage.

Call Ensum Brown today to view this excellent home!

LOCATION - HUNSDON

Situated in the highly sought after village of Hunsdon, the property is well placed for those seeking a semi-rural setting, without isolation, yet within easy reach of local stations at St Margarets (2.5 miles) and Harlow (3.7 miles). The A414 and A10 provide first-class links to the M25 and the surrounding area. The pretty market towns of Ware, Hertford and Bishop's Stortford are all within easy reach as is access to excellent schooling throughout the East Herts area.

