

- Fantastic Family Home
- Characterful Lounge
- Spacious Kitchen/Diner
- Ground Floor Shower Room
- Four Good-Size Bedrooms
- Family Bathroom
- Tremendous Gardens
- Panoramic Field Views
- Off Street Parking

## COLD CHRISTMAS LANE, THUNDRIDGE

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Ensum Brown are delighted to offer a fabulous opportunity to acquire this rarely available extended 4 bedroom semi-detached family home delightfully positioned in the peaceful village of Thundridge. The property boasts a lovely lounge and superb kitchen/diner. Externally there is off street parking and wonderful gardens. An internal viewing is highly recommended.

OFFERS IN EXCESS OF  
**£475,000**

Ware  
01920 412200

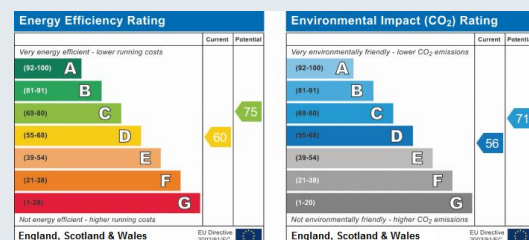
110 High Street, Ware, Hertfordshire, SG12 9AP

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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 privileged to receive instructions to market this fabulous and rarely available double-storey extended 4 bedroom semi-detached family home delightfully positioned in the peaceful village of Thundridge which is just a short drive north of Ware. On the ground floor, the property boasts a bright entrance hall, characterful lounge, superbly presented kitchen/diner and shower room. The first floor offers 4 good-size bedrooms and family bathroom. Externally there is off street parking at the rear of the property offering potential to build a garage (STPP) if so required and as modelled by neighbouring properties. Wonderful front and rear gardens providing views over local countryside.

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door. Laminate flooring. Radiator. Stairs up to first floor accommodation. Door to:

#### LIVING ROOM 15' 2" x 12' 9" (4.63m x 3.89m)

A lovely bright and welcoming reception room with UPVC double glazed window to front aspect. Fitted carpet. Radiator. Coving to ceiling. Feature exposed brick fireplace with decorative hearth. Electric log burner. Lovely views to the front over open fields.

#### LOBBY

UPVC double glazed single door leading out to the lean-to. Door to:

#### SHOWER ROOM 5' 11" x 5' 4" (1.82m x 1.65m)

White suite comprising low level flush WC and wash hand basin, enclosed fully tiled shower cubicle. Tiled flooring. Radiator. UPVC obscured double glazed window to side aspect.

#### LEAN TO/CONSERVATORY

A handy side 'lean-to' conservatory which allows side access as well as storage. Electric and gas meters.

#### KITCHEN/DINER 18' 0" x 17' 11" (5.49m x 5.48m)

Fitted with a comprehensive modern range of white wall and base units with laminate worktops over providing ample worktop space. Space for washing machine, space for fridge freezer. Built-in double oven. Stainless steel 4 ring hob with extractor over. Radiator. Velux skylight. UPVC double glazed patio doors leading out to rear garden.

### FIRST FLOOR

#### LANDING

Fitted carpet to stairs. Airing cupboard. Loft hatch providing access to loft space which has potential to be converted to provide a further bedroom and en-suite (STPP). UPVC double glazed window to side aspect. Doors to all four bedrooms and family bathroom.

#### MASTER BEDROOM 11' 3" x 10' 6" (3.43m x 3.21m)

Fitted carpet. Radiator. Two built-in single wardrobes. UPVC double glazed window to front aspect with stunning views across open fields.

#### BEDROOM TWO 11' 8" x 7' 10" (3.57m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window to rear aspect.

#### BEDROOM THREE 11' 1" x 8' 2" (3.39m x 2.50m)

Fitted carpet. Radiator. UPVC double glazed window to rear aspect.

#### BEDROOM FOUR 10' 7" x 6' 5" (3.23m x 1.96m)

Fitted carpet. Radiator. UPVC double glazed window to side aspect.

#### FAMILY BATHROOM 6' 5" x 5' 8" (1.96m x 1.74m)

Vinyl flooring. Partly tiled walls. White suite comprising low level flush WC, wash hand basin and bath with wall mounted handheld shower. Radiator. UPVC double glazed window to front aspect.

### OUTSIDE

#### REAR GARDEN

Wonderful rear garden commencing with a concrete path leading to a large area laid to lawn. Range of mature plant and shrub borders. Fish pond. Children's playhouse. Shed.

#### FRONT GARDEN

Superbly secluded front garden which is well hidden from passing vehicles and pedestrians. Large area laid to lawn with concrete path leading to front door.

#### OFF STREET PARKING

Concrete hardstanding area at the foot of the garden providing off street parking accessed via a rear service road.

