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Hotch Potch Cottage, Albury Road,, Little Hadham, Hertfordshire, SG11 2DN Guide price £299,995

A superbly renovated and extended single storey 1920's built end of terrace cottage which has gas central heating and almost full double glazing.

The impressive character accommodation comprises: Entrance hall with study area, living room with fireplace and exposed timbers, fitted kitchen with built-in appliances, two double bedrooms and a luxury bathroom with a modern white suite.

The property is tucked away in a secluded position, approached via a pathway alongside Huguenot Cottages. There is a good sized garden which is approximately 60' in length and backs onto the River Ash. It is in a conservation area with views over fields to the rear.

Although there is no allocated parking, it is possible to park in the Albury Road to the front of the property.

Little Hadham is a charming Hertfordshire village which has a well regarded primary school, church and a public house. It is located within a few minutes drive to the west of Bishop's Stortford where there is an excellent shopping centre and mainline railway station. EPC Band D.

FRONT DOOR TO

ENTRANCE HALL/STUDY AREA

11'3" x 4'2" (3.43m x 1.27m)

Radiator. Double glazed windows on two aspects. Door to

LIVING ROOM

16'1" x 8'9" (4.90m x 2.67m)

Featuring a wealth of exposed timbers and a fireplace which incorporates an electric log effect wood burning stove. Two wall light points. TV point. Radiator. Sash window. High ceiling. Built-in cupboard housing wall mounted recently replaced Glow-worm gas fired central heating boiler, programmer, circuit breaker fuse box and electric meter, double cupboard above. Adjacent built-in shelved storage cupboard with double cupboard above. Arches lead to the inner lobby and kitchen.



FITTED KITCHEN

7'2" x 6'0" (2.18m x 1.83m)

Well fitted with a range of 'Shaker style' units and granite effect work surfaces with cupboard and drawers below which incorporate stainless steel built-in oven, gas hob, stainless steel chimney style extractor hood, integrated fridge and washer/dryer.

Stainless steel single drainer, one and a half bowl sink unit. One double, one corner and three single eye level wall cupboards plus shelving. Double glazed window. Ceramic tiled floor. Ceramic tiled splashbacks to work surfaces. High ceiling with three ceiling mounted spotlights and hatch to loft area.



INNER LOBBY

Hatch to loft space. Wall light point. Telephone point. Doors to bedrooms and bathroom.

BEDROOM ONE

13'0" x 8'5" (3.96m x 2.57m)

Radiator. Double glazed window. TV point. High ceiling.



BEDROOM TWO

10'3" x 10'10" into recess (3.12m x 3.30m into recess)

Radiator. Double glazed window. High ceiling.



LUXURY BATHROOM

Fitted with a modern white suite and complementary fully tiled walls and floor.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with glazed shower screen, mixer tap and Triton electric shower unit. Extractor fan. Shaver point. Chrome heated towel rail/radiator. Display niche with fitted mirror.



OUTSIDE

Hotch Potch Cottage is located to the rear of Huguenot Cottages which were built for the French Huguenots in 1926, as accommodation for the nurses of the French Hospital that used to be in the village.

It is approached via a pathway from the Albury Road that leads past 3 & 4 Huguenot Cottages. The gate at the end of this pathway leads to a very private garden.

To the side of the cottage is a good sized paved area with flower bed, wooden garden shed and outside light. This opens out into the rear garden.



REAR GARDEN

Approximately 60' in length and enjoying a secluded aspect. 6' fencing to both sides. Silver birch tree. Paved patio area. Outside lighting. Raised flower bed set in a dwarf brick retaining wall. Wooden summer house/shed. Trellis fencing with various climbing plants. Block edged lawn area with flower and shrub borders. Gravel path leads to the rear of the garden where there is a paved patio area. This area overlooks the River Ash and farmland beyond over towards Little Hadham Church. To one side is a further area of garden with outside lighting and tap, paved patio area and various shrubs.



VIEW OVER FIELDS



PARKING ARRANGEMENTS

Although there is no off-street parking, there is plenty of parking space on Albury Road to the front of the property.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

