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Independent Estate Agents and Valuers



42, Ash Meadow, Much Hadham, Hertfordshire, SG10 6DP

Guide price £279,950

Overlooking an attractive 'partly owned' green and with parking to the rear, this two bedroom terraced house has gas central heating and double glazed windows. The property has been well maintained, although perhaps some updating to the kitchen and shower room may be required.

The accommodation comprises: Open plan lounge and dining areas, kitchen, conservatory, two bedrooms, shower room and a fully boarded and carpeted loft with Velux window. There is an open front garden and private courtyard garden. EPC Band C.

Much Hadham is a highly sought after Hertfordshire village, mid way between the market towns of Bishops Stortford and Ware, both with rail stations to London, plus the M11 motorway and A10 respectively. The village has an active community with a primary school, parish church, petrol garage, convenience store and public houses.

Front door to

Lobby

Living Room

13'4" x 12'4" (4.06m x 3.76m)

Fitted carpet, radiator, ornate fire surround, double glazed picture casement window to front, staircase to first floor, open plan room to:



Dining Area

14' x 6'10" (4.27m x 2.08m)

Understairs cupboard, fitted carpet, radiator, double glazed doors to conservatory, access to:



Kitchen

9'4" x 5'2" (2.84m x 1.57m)

Wall and base cupboards, rolled edge worksurfaces, 4 ring gas hob, electric oven, spaces for fridge/freezer and washing machine, part tiled walls, inset stainless steel mixer tap sink unit, double glazed window.



Conservatory/lean to

12' x 7' (3.66m x 2.13m)

Double glazed doors and windows to rear garden.



Landing

Airing cupboard, loft access, doors to bedrooms and shower room.

Bedroom One

10'6" x 10'3" (3.20m x 3.12m)

Built in wardrobe, fitted carpet, double glazed windows to front, radiator.



Bedroom Two

9' x 7'3" (2.74m x 2.21m)

Double glazed windows to rear, fitted carpet, radiator.



Shower Room

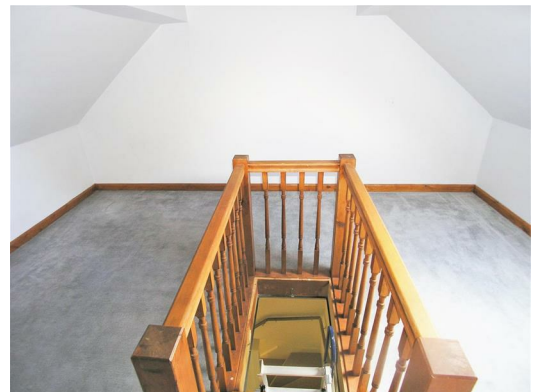
Fully tiled walls, low flush w.c. hand wash basin with cupboards below, shower cubical with Mira instant heat shower, heated towel rail, opaque double glazed window.



Loft Area

15' x 11'4" (4.57m x 3.45m)

Although with a Velux window, boarded and carpeted, access is only via a loft ladder, so cannot be described as 'accommodation' nor is the loft included in the square footage mentioned on these details.



Front Garden

25' (7.62m)

Lawn and paved path to front door, outside store cupboard housing boiler. Please note: This property, amongst other neighbours, owns a strip of the green opposite, in essence extending the front garden across the green. Title deed plan is available.



Rear Garden

25' (7.62m)

Flower and shrub borders around a brick and paved terrace patio.



Parking

Allocated parking space to the rear of the house, via a private access road, casual on street parking.

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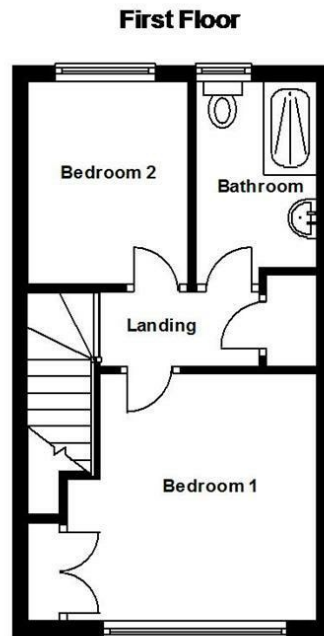
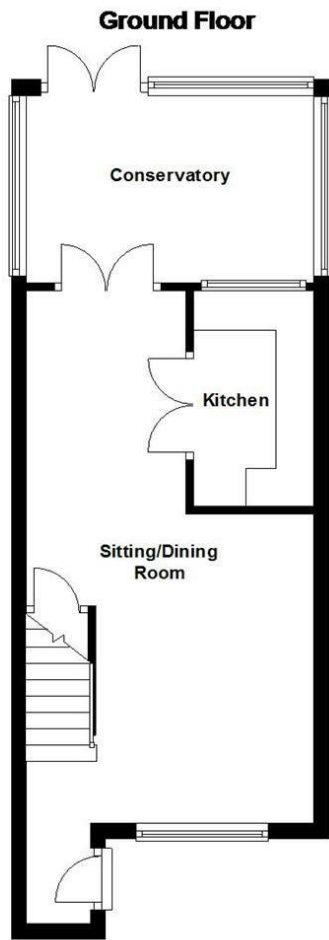
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Disclaimer

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.



APPROX GROSS INTERNAL FLOOR AREA 675 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**