



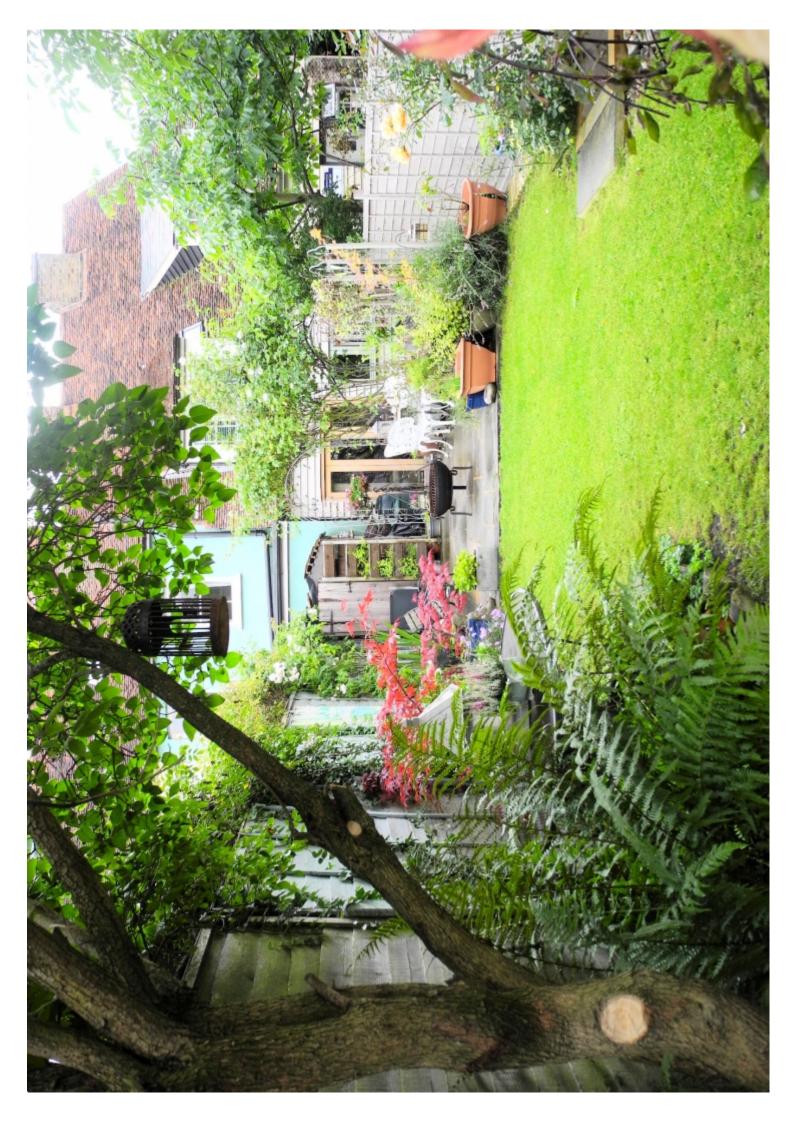
# 26, Cage End, Hatfield Broad Oak

£400,000 Sold

A delightful three bedroom Grade II Listed terraced property situated in the heart of Hatfield Broad Oak. EPC exempt

Quality from home to home

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# **Overview Summary**

A delightful three bedroom Grade II Listed terraced property situated in the heart of Hatfield Broad Oak. EPC exempt

# Key features

- Grade II Listed Period Property
- Period features
- Exposed timbers
- Wood Burning Stoves

- Close to local amenities
- Excellent commuter links
- Enclosed Rear Garden
- Rear Bi Fold Doors

## Local area

Mentioned in the Domesday Book as once being one of the largest market towns in the county, Hatfield Broad Oak is now a beautiful village and a thriving community. Local amenities include a village shop, a local butcher, Primary school and Parish church. There a a number of activities and groups catering for all age groups. A regular bus service runs to Bishops Stortford for a wider selection of shops and leisure facilities and main line rail link to London Liverpool Street station. Stansted Airport and M11 are a few minutes drive to the west.

# Schools & Transport

- Chelmsford County High Schools, 11.14 Miles
- Hatfield Broad Oak Under 5s, 0.19 Miles
- Hatfield Heath Community Primary School, 1.70 Miles
- Felsted School, 8.74 Miles
- Bishop Stortford College, 5.14 Miles

- King Edward VI Grammar School, 11.16 Miles
- Helena Romanes School , 6.24 Miles
- New Hall, 12.26 Miles
- Felsted Preparatory School, 8.55 Miles
- Bishop's Stortford Station, 4.42 Miles

## Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

**Total Sq Ft:** 

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





This delightful property has many period features and with approximate room sizes briefly comprises a solid wood entrance door leading into the lounge.

## LOUNGE 12'6 x 12'5 (3.86m x 3.81m)

A bright and spacious Victorian style lounge with lovely high ceilings and wood panelling to walls, feature wood burning stove with slate hearth, exposed timbers, ceiling light fitting, radiator, timber framed window to the front elevation, door to kitchen and further door to stairs to first floor, wooden floor boards, ample power points, TV point.

## KITCHEN 18'9 x 11'2 (5.76m x 3.41m)

A lovely newly fitted kitchen comprising granite working surface with stainless steel one and a half bowl sink and drainer, inset Miele 4-ring hob with extractor fan over, Miele double oven and grill, range of drawers and cupboards under, washing machine and freezer, there is space for a large American style fridge and a tumble dryer. A complement of matching wall mounted cupboards, separate island with granite working surfaces and cupboards under, timber framed window to the rear elevation and fabulous bi fold doors giving access to the garden, exposed timbers, wood burning stove standing on a brick hearth, tiled flooring, radiator, ceiling spotlights and light fitting, ample power points.

#### FIRST FLOOR LANDING

A spacious landing area with a built in book shelf, ceiling light fittings, doors to two bedrooms, family bathroom and further door to the stairs rising to the top floor.

### MASTER BEDROOM 13'1 x 12'5 (3.98m x 3.83m)

A beautifully light and spacious double bedroom having timber framed window to the front elevation, exposed timbers, built in storage cupboard, feature fireplace, power points, ceiling light fitting.





#### BEDROOM (2) 12'9 x 6'8 (3.90m x 2.06m)

This bedroom is currently being used as an office/spare bedroom, again, bright and spacious having timber framed window to the rear elevation, ceiling light fitting, power points, built in storage cupboard.

#### FAMILY BATHROOM

White suite comprising low level WC, free standing claw footed bath, pedestal wash hand basin, part panelled walls, exposed timbers, Victoriana style radiator, wooden flooring, Velux window to the rear elevation, ceiling light fitting.

Stairs rising to the top floor.

#### BEDROOM (3) 13'6 x 13'1 max (4.14m x 3.98m)

A spacious double bedroom having double glazed window to the front elevation, ceiling light fitting, power points, radiator, door to en suite.

#### EN SUITE SHOWER ROOM

White suite comprising low level WC, fully tiled enclosed shower cubicle, vanity unit with inset wash hand basin and cupboard under, ceiling light fitting, tiled flooring, part tiled walls, storage cupboard.

#### **OUTSIDE**

To the immediate rear of the property via the bi-fold doors is a shingled patio area with a brick retaining wall and steps up to a further paved patio area with the remainder of the garden being mainly laid to lawn with attractive flower and shrub borders. There is timber panel fencing to the side boundaries and a feature wrought iron archway, a small log store area and to the rear of the garden is a good size outbuilding with a raised decked area. This building has power and light connected and is accessed via UPVC patio doors.

Agents Note: Access to the rear garden is by the side of the neighbour's property and has a right of access across their rear garden. There is no right of access across the garden of this property.





