Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CANNONS LANE, HATFIELD BROAD OAK, BISHOP'S STORTFORD, ESSEX, CM22 7HX

OFFERS OVER £550,000



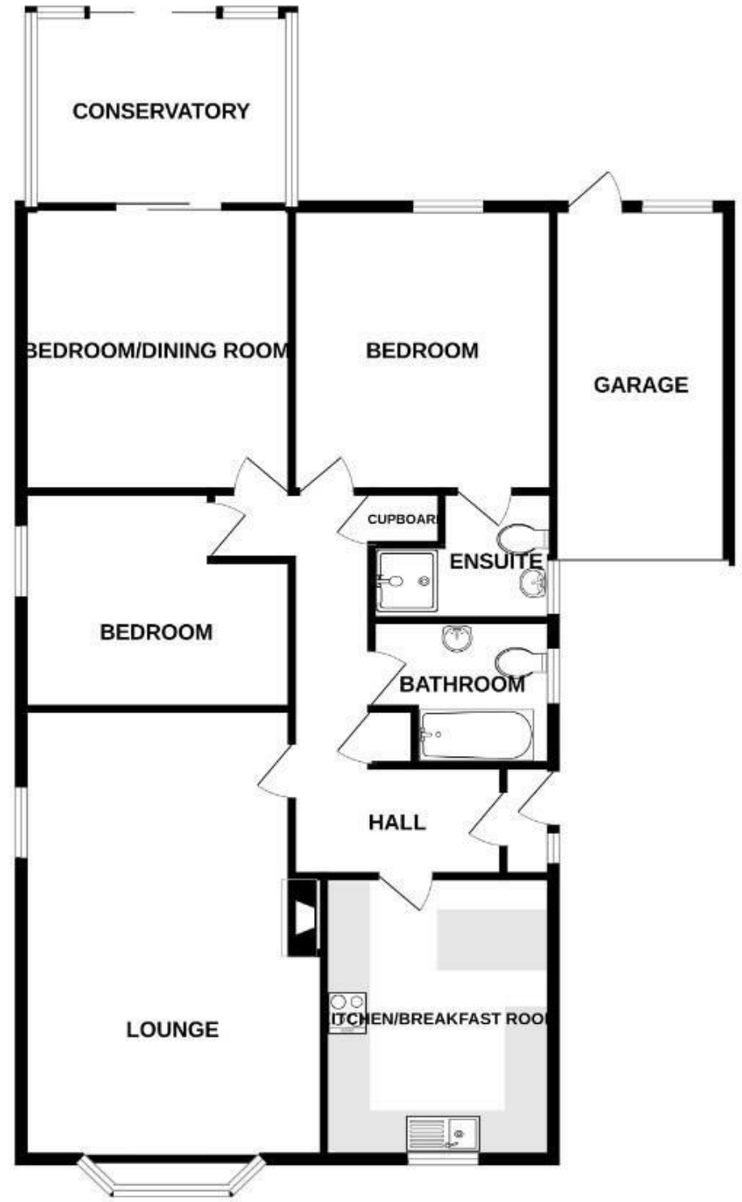
CANNONS LANE
HATFIELD BROAD OAK
BISHOP'S STORTFORD
ESSEX
CM22 7HX





****No Onward Chain*** Situated along a sought-after lane backing onto open farmland in the highly desirable village of Hatfield Broad Oak, this rarely available three-bedroom detached bungalow offers spacious accommodation, a peaceful setting, and excellent potential for further enhancement. The well-proportioned accommodation comprises an inviting entrance hall, a generous lounge, a fitted kitchen/breakfast room, a conservatory overlooking the rear garden, three double bedrooms, an en-suite shower room to the principal bedroom, and a family bathroom. Outside, the property benefits from a single garage, driveway parking, and well-maintained front and rear gardens. Enjoying a delightful position with open farmland to the rear, the bungalow also offers fantastic scope to extend or remodel, subject to the necessary planning permissions.*

GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 sq.m.) approx.

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- Three Bedroom Detached Bungalow
- Single Garage With Driveway Parking
- Front & Rear Gardens
- Views Over Open Countryside
- Quiet Country Lane Location Within Walking Distance To Local Amenities
- Kitchen/Breakfast Room
- Lounge & Conservatory
- En-Suite & Family Bathroom
- Potential To Extend (STP)
- No Onward Chain

Storm Porch
Covered area, tiled flooring, Main door leading to:-

Entrance Hall
Radiator, power points, door to airing cupboard, loft access, doors to.

Kitchen/Breakfast Room
13'4" x 10'4" (4.07 x 3.17)
UPVC double glazed window to front aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, induction hob with extractor over, induction double oven, inset microwave, space for washing machine, space for fridge/freezer, space for dishwasher, radiator, power points, inset spotlights, part tiled walls, breakfast bar.

Lounge
21'7" x 12'10" (6.59 x 3.92)
UPVC double glazed windows to multiple aspect, feature fireplace, radiator, power points.

Principal Bedroom
13'4" x 12'2" (4.08 x 3.71)
UPVC double glazed window to rear aspect, radiator, power points, T.V point, door to.

En-Suite
UPVC double glazed opaque window to side aspect, enclosed shower with glass enclosure, W.C, wash hand basin with pedestal, fully tiled.

Bedroom Two
12'10" x 9'6" (3.92 x 2.92)
UPVC double glazed window to side aspect, radiator, power points.







Bedroom Three
13'10" x 12'1" (4.23 x 3.69)
UPVC double glazed sliding doors leading to the garden room, radiator, power points.

Garden Room
12'6" x 8'9" (3.82 x 2.68)
UPVC double glazed windows to multiple aspects, UPVC double glazed sliding doors leading to the rear garden, tiled flooring.

Family Bathroom
UPVC double glazed Opaque window to side aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W,C, radiator, fully tiled walls, inset spotlights, shaver point.

Gardens
To the rear of the property, a patio area leads onto the main lawn, which is bordered by a variety of mature shrubs and well-established flower beds. The garden enjoys an attractive backdrop, backing directly onto open farmland. Additional features include a timber shed, a circular patio seating area, and convenient side access via a timber gate. To the front of the property, there is a further lawned garden enclosed by mature hedging, providing an attractive and well-screened frontage.

Single Garage With Driveway Parking
To the side of the property is a single garage with up & over door, power, lighting, pitched roof for storage and a single door to rear aspect. To the front of the garage is driveway parking for multiple vehicles.

