



31 FRAMPTON ROAD, LITTLE HEATH, POTTERS BAR EN6 1JF

Guide Price £459,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

AN EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM PLUS LOFT ROOM MID-TERRACED CHARACTER COTTAGE BOASTING A WEALTH OF PERIOD FEATURES INCLUDING SASH WINDOWS, STRIPPED WOOD FLOORS AND FEATURE FIREPLACES WITH AN OPEN FIRE IN THE LIVING/DINING ROOM. The property has been maintained to a high standard having been subject to many improvements including a re-fitted country-style kitchen and contemporary first floor bathroom. Attractive rear garden with summer house.



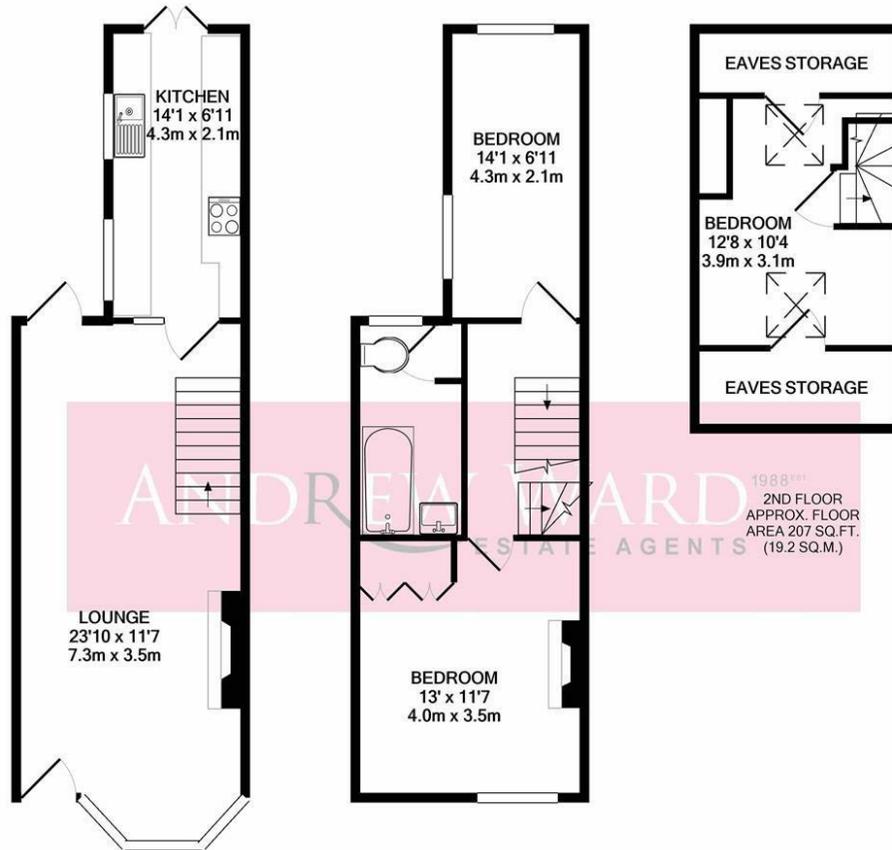


Property Features

- LIVING/DINING ROOM: 26'2 x 11'6
- BEDROOM 1: 13'0 x 11'7
- LOFT ROOM: 10'9 x 10'3
- GAS CENTRAL HEATING
- 50FT REAR GARDEN
- KITCHEN: 14'8 x 6'11
- BEDROOM 2: 14'1 x 6'6
- BATHROOM: 10'2 x 4'11
- SASH WINDOWS
- LITTLE HEATH LOCATION

Agents Notes

New Valliant gas combination boiler (one year old). Stripped wood flooring throughout. Sash windows to living room/dining room, kitchen and bedrooms. Feature working fireplace in lounge/dining room and further feature fireplace in bedroom one. Country style fitted kitchen with wall and floor units. Fitted wardrobes to master bedroom. Two eaves storage cupboards in loft room which is accessed via a staircase from the first floor landing. Mature garden with patio and lawned area. Large timber summer house and rear access. Council Tax Band: D EPC Rating: D



GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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