

# Jonathan Hunt

ESTATE AGENCY

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## 2 West View Cottages, Colliers End, Hertfordshire, SG11 1EG

**£400,000**

An attractive two double bedroom period Victorian cottage offering three reception rooms, one with a fireplace and log burner installed. The first floor offer two double bedrooms, the large master bedroom has a period brick chimney breast feature, to the rear of the property is the second double bedroom with fitted wardrobe and beamed ceiling feature. The upstairs bathroom feels bright with a skylight window and has the benefit of a pumped thermostatic power shower.

In addition to the interior is the added advantage of a 70ft. plus east facing recently renovated rear garden. From the conservatory you step out onto a Yorkstone paved patio which leads down to a high quality artificial lawn with planters to either side. To the rear of the garden is a large detached garage with pitched roof, loft space and power. There is gated access to the rear at the side of the garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**LIVING ROOM 12'5" x 10'9" (3.8 x 3.3)**



**KITCHEN 10'9" x 8'10" (3.3 x 2.7)**



**CONSERVATORY 9'10" x 9'10" (3 x 3)**



**FEATURE FIREPLACE**



**FIRST FLOOR**



**DINING ROOM 10'9" x 8'2" (3.3 x 2.5)**



**BEDROOM ONE 12'5" x 10'9" (3.8 x 3.3)**



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BEDROOM TWO 11'9" x 8'10" (3.6 x 2.7)



REAR GARDEN



VIEWS



GARDENS



BATHROOM



EXTERIOR



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### LOWER GARDEN



### GARAGE 18'8" x 9'2" (5.7 x 2.8)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	51		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

### AGENTS NOTES

There is vehicular access to the garage at the rear for the occupants of the cottages & the garage could be utilised for parking if desired or converted in to a car port.

To the front of the property there is casual parking on the street and also marked parking bays on the curb outside the cottages themselves.

This lovely home is offered in excellent condition throughout and offers a contemporary feel, whilst retaining important architectural period features. This rural idyllic setting commands unhindered views to both the front and rear of the beautiful countryside where you can observe sunrise, sunset and deer grazing in the fields.

The property also has the convenience of being near to towns and amenities such as Ware, Standon, Puckeridge & Hertford. The property is also near to excellent train links in to London with commute times door to door of under an hour to Liverpool Street and an hour to Kings Cross & Moorgate.

### COUNCIL TAX BAND C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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