



**Oliver
Minton**
Sales & Lettings

**3 Yew Tree Cottages,
Colliers End**

SG11 1EQ

£400,000

PERIOD COTTAGE OFFERED IN IMMACULATE ORDER THROUGHOUT WITH A 130FT REAR GARDEN
A fabulous example of a traditional period cottage offering attractive, spacious living accommodation with stylish fittings and décor throughout. This much loved property enjoys a popular village setting with excellent road links to surrounding towns and villages. The downstairs is made up of an open plan, dual aspect living/dining room, complemented by an attractive fireplace housing a wood burning stove. The modern fitted kitchen is to the rear, with direct access out to the garden. Upstairs, there are two bedrooms and a contemporary bathroom with over-bath shower.

Externally the property boasts a larger than average, private, landscaped rear garden, measuring approximately 40m in length (130 ft) with seating areas, mature planting and raised borders.





Location

COLLIERS END is a popular village location to the north of Ware and ideally placed for access into some of Hertfordshire's most picturesque countryside. The larger towns of Ware, Bishops Stortford and Hertford are all within around 15 minutes driving distance and offer a comprehensive range of shops, leisure facilities and schooling for all ages. Hanbury Manor Hotel & Golf Club is also just a few minutes drive away.

Accommodation

Front door opening to:



Living/Dining room 6.26m x 3.70m (20'6" x 12'1")

Lovely dual aspect, open plan room. Double glazed window to front and rear, both with fitted blinds. Brick fireplace with timber mantle housing attractive wood burning stove. Inset shelving and cupboard to alcoves. Quality wood laminate flooring. Radiator. Dining area has plenty of space for a dining table and chairs. Stairs rising to first floor. Deep under stairs storage cupboard. Part open to:



Kitchen 2.39m x 2.09m (7'10" x 6'10")

Fitted with a modern range of wall and base cabinets with complementary work surfaces over. Inset stainless steel sink and drainer. Built-in electric oven/grill with ceramic hob above. Brushed steel illuminated extractor canopy above with tiled splash-back. Chrome vertical radiator. Tiled floor. Double glazed window overlooking the garden and frosted double glazed door to outside.

First Floor

Landing with deep over the stairs storage cupboard. Loft access hatch.

Bedroom One 3.52m x 3.30m (11'6" x 10'9")

Double glazed window to front with fitted blind. Covered radiator. Two recessed storage cupboards.



Bedroom Two 2.43m x 2.16m (7'11" x 7'1")

Double glazed window to rear, overlooking the garden. Radiator.



Bathroom 2.47m x 1.87m (8'1" x 6'1")

Beautifully fitted with a contemporary white suite. Panel enclosed bath with mixer tap. Over bath shower with large 'rainfall' shower head and hand held attachment. Glazed screen. Low level w.c. Vanity wash hand basin with storage cupboard below and matching wall mounted cabinet. Chrome heated towel rail. Door to airing cupboard housing hot water cylinder. Double glazed window with fitted blind.

Exterior

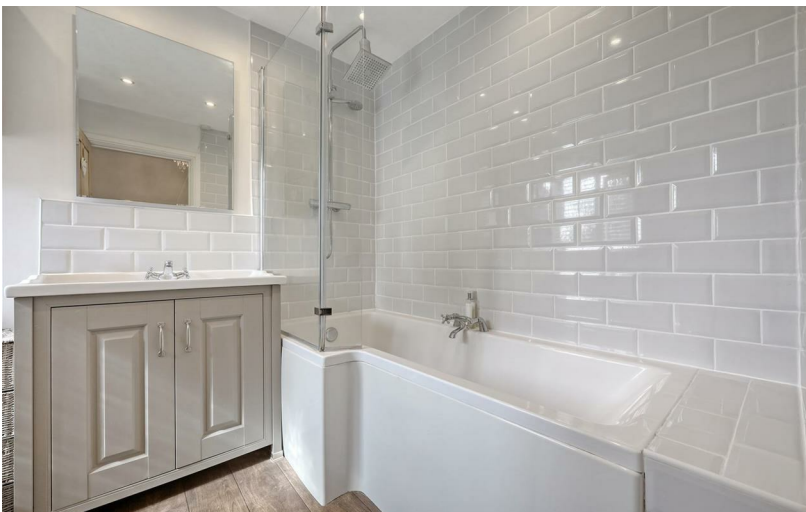
The cottage benefits from a larger than average rear garden measuring approximately 40m (130 feet) in length. To the immediate rear of the house there is an attractive paved and shingle seating area, an ideal spot to enjoy outside dining. The remainder of the garden is laid to lawn, with established planting and raised borders. To the far rear is an addition gravel seating area, or alternatively would make a great 'veggie' patch or play area.

Parking

There is parking accessible to the front of the cottages (not allocated) and additional parking just opposite with no restrictions.

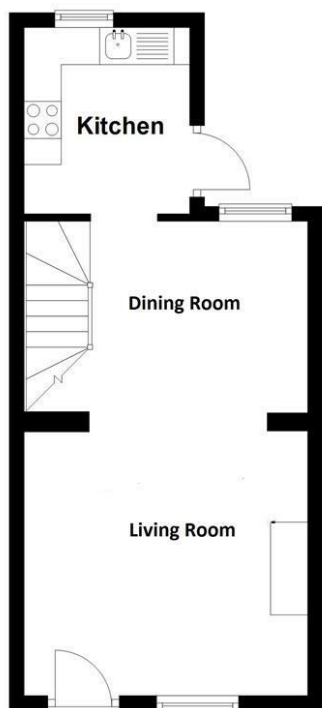
Services

Potterton Gold Electric 9kW Boiler supplying domestic hot water and heating to radiators. Mains electric, water and drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



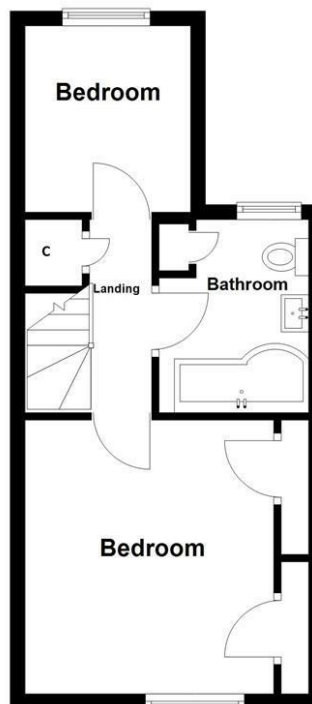
Ground Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 59.6 sq. metres (641.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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