

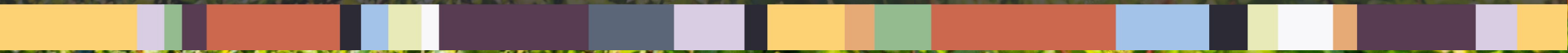


LITTLE FARDEN

SIMPLY HOMES

Brickendon Lane

Hertford SG13 8NU





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Simply Homes are delighted to bring to the market this charming three bedroom "Arts and Crafts" style Grade-II listed cottage built in 1913, set within the picturesque and popular village of Brickendon. The cottage provides beautifully presented accommodation offering three bedrooms and a bathroom on the first floor with two reception rooms, a beautiful bespoke fitted kitchen, utility room and recently refitted shower room on the ground floor. The rear gardens are just fantastic with views of the Hertfordshire Countryside beyond. There is a private access road which leads to a gated driveway with plenty of parking and the double garage with storeroom above that could easily be converted for use as a home office.

On arrival its difficult not fall in love with what is on offer here. The entrance hallway leads to both reception rooms and staircase to the first floor. The lounge is generous in size and enjoys both front and rear views. A log burning stove with black granite hearth adds to the cosy, country feel of the cottage as does the polished wood flooring. The dining room is also of a generous size and enjoys an attractive outlook to the front of the property, a chimney breast and polished wood flooring. The luxurious shower room is off a small lobby and has been attractively refitted by the present owners with large shower cubicle, WC, heated towel rail and hand wash basin with vanity unit below, wood flooring and tiled in white metro style wall tiles. The entire home has had newly fitted secondary glazing with a 10-year guarantee.

The kitchen enjoys a lovely outlook over the gardens and beyond with windows to the side and bespoke sliding patio doors with vaulted ceiling to the rear with exposed beams. The kitchen is the hub of the home and has been beautifully fitted with a range of base and wall storage units with stylish light granite worktops, sink with flexi mixer tap and separate hot tap. There is also a Rangemaster double oven with splash back. Within the kitchen there is also enough space for a small table and chairs. Off the kitchen is the utility room/lobby with door to the side.

To the first-floor landing, giving access to each of the bedrooms and the main family bathroom. The principle bedroom enjoys both front and rear views with bedroom two facing just the front and the third bedroom enjoying the views to the rear. The family bathroom is fully tiled with roll top bath, wc, wash basin, heated towel rail, underfloor heating, and a high vaulted ceiling. There are windows to two aspects.

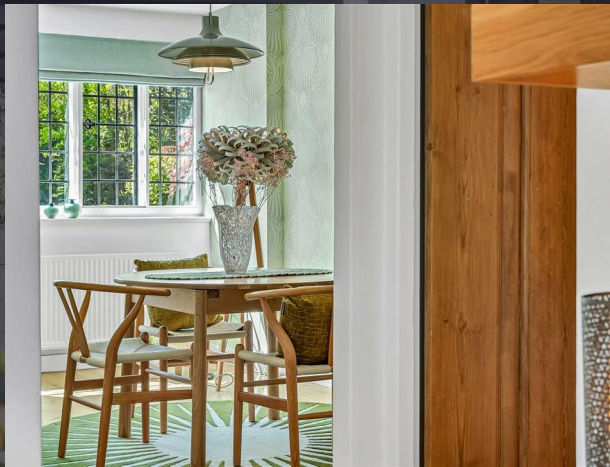
A particular feature of this lovely home is the fantastic size garden with a patio in light grey Indian sandstone with a mixture of pebble and stone edging to the rear of the house and which continues to give easy access to the front and side of the double garage. The patio also extends further to a secluded seating area cleverly positioned to take in the undulating countryside. The main lawn is manicured and bordered by an array of mature shrubs, plants and hedging.

The double garage has electric up and over doors and a separate side door. There is lighting and power connected and the upper level could easily be used as a separate office to work from home if required.

Situated three miles south of the county town of Hertford and half a mile from Bayford Station (Finsbury Park & Moorgate), Brickendon is an Award-Winning East Hertfordshire village, known for its beautiful village green and friendly pub. Brickendon boasts a very active community with several clubs, pubs and activities, and it lies very close to Broxbourne Woods, Hertfordshire's only National Nature Reserve.







- Ground Floor -

Entrance Hallway	
Living Room	18'4" x 11'7" (5.60m x 3.55m)
Dining Room	15'3" x 9'9" (4.66m x 2.98m)
Inner Hallway	
Shower Room	
Kitchen	21'11" x 10'4" (6.69m x 3.16m)
Utility	7'8" x 5'3" (2.36m x 1.62)

- First Floor -

Landing	
Bedroom One	16'6" x 13'3" (5.05m x 4.06m)
Bedroom Two	14'1" x 11'6" (4.31m x 3.52m)
Bedroom Three	11'1" x 9'5" (3.40m x 2.89m)
Family Bathroom	

- Exterior -

Front Garden	
Rear Garden	

- Outbuilding -

Double Garage	18'8" x 19'4" (5.70m x 5.90m)
Storage	14'11" x 14'7" (4.55m x 4.46m)





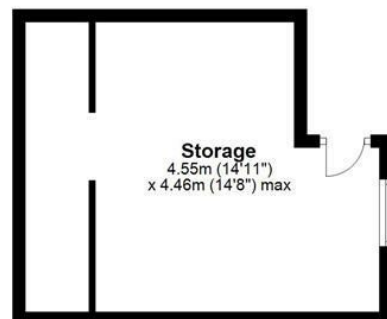
Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



Outbuilding First Floor

Approx. 22.7 sq. metres (244.0 sq. feet)



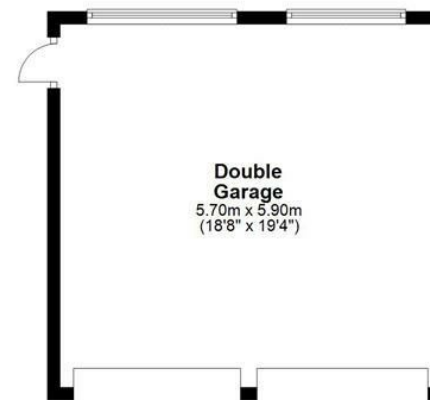
First Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



Outbuilding Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 182.2 sq. metres (1960.8 sq. feet)









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