



SIMPLY HOMES

**Moor Green**  
Ardeley SG2 7AT

POA





# Moor Green

Ardeley SG2 7AT

This 3-bedroom semi detached property is sat upon a double width 120 foot deep plot approaching 1/4 acre with large frontage, driveway, front and rear gardens and views over fields and rolling countryside. The property requires general updating throughout but comes with approved planning permission for a 1700 square foot wrap around extension.

Moor Green is located within the fantastic rural village of Ardeley. The village features a great local pub (The Jolly Waggoner) serving food, a local farm café and village shop including organic butchery, village hall and church. The village also plays host to the fantastic Ardeley St Lawrence C of E Primary School.

The closest train station is Stevenage and is approximately a 20 minute drive from the property. The Stevenage line goes directly into London Kings Cross (20 minutes) and St. Pancras stations (40 minutes).

Link to planning -

<https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?keyVal=R3WPWAGLII800&activeTab=summary>

\*\*\* The property is offered chain free \*\*\*







- Summary -

- Ground Floor -

Entrance Hall

Living Room

Bathroom

Kitchen

Study

Store 1

Store 2

Store 3

- First Floor -

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

- Exterior -

Driveway

Front Garden

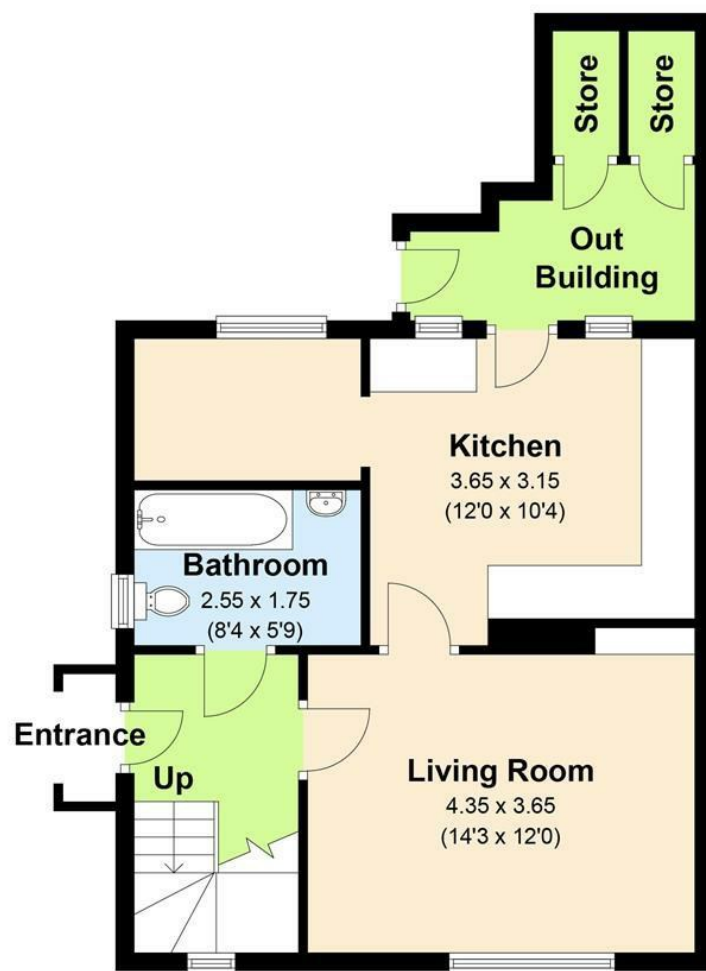
Rear Garden



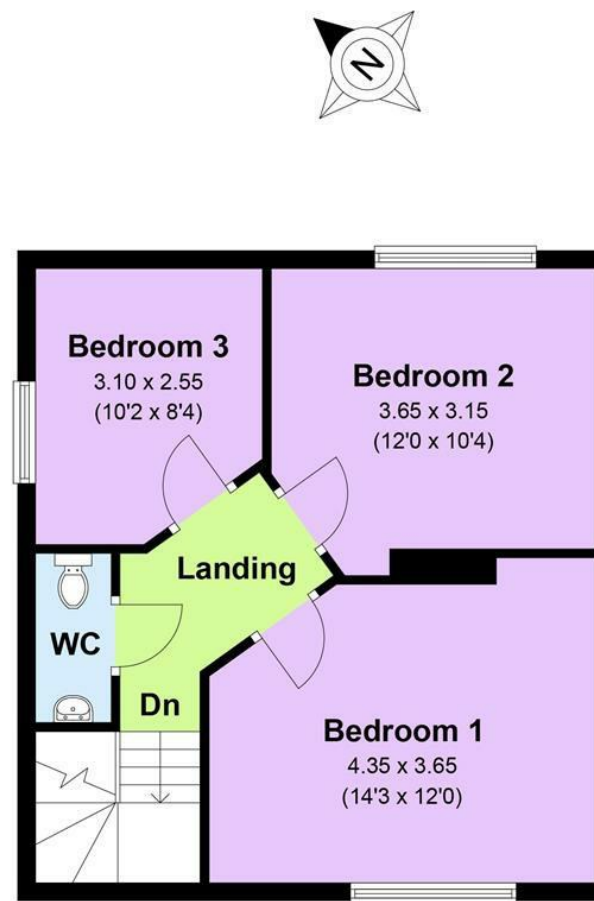




Ground Floor  
Approx. 51.10 sq. metres (550.03 sq. feet)



First Floor  
Approx. 43.50 sq. metres (468.23 sq. feet)



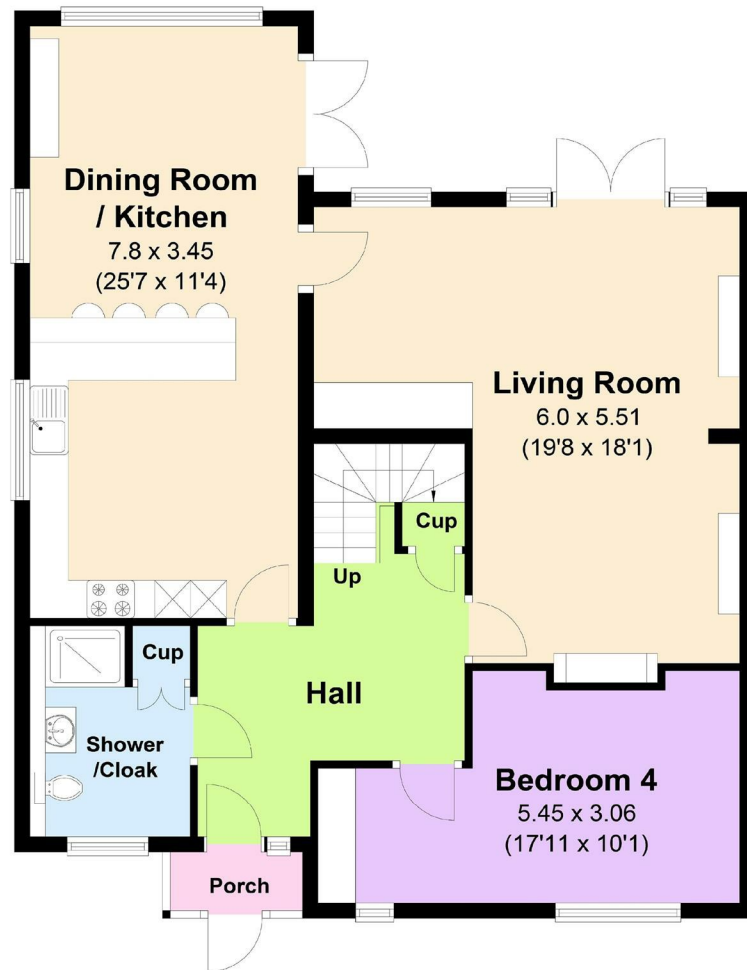
Total area: approx. 94.60 sq. metres (1018.26 sq. feet)



## Floorplan with Planning Permission (not yet built)

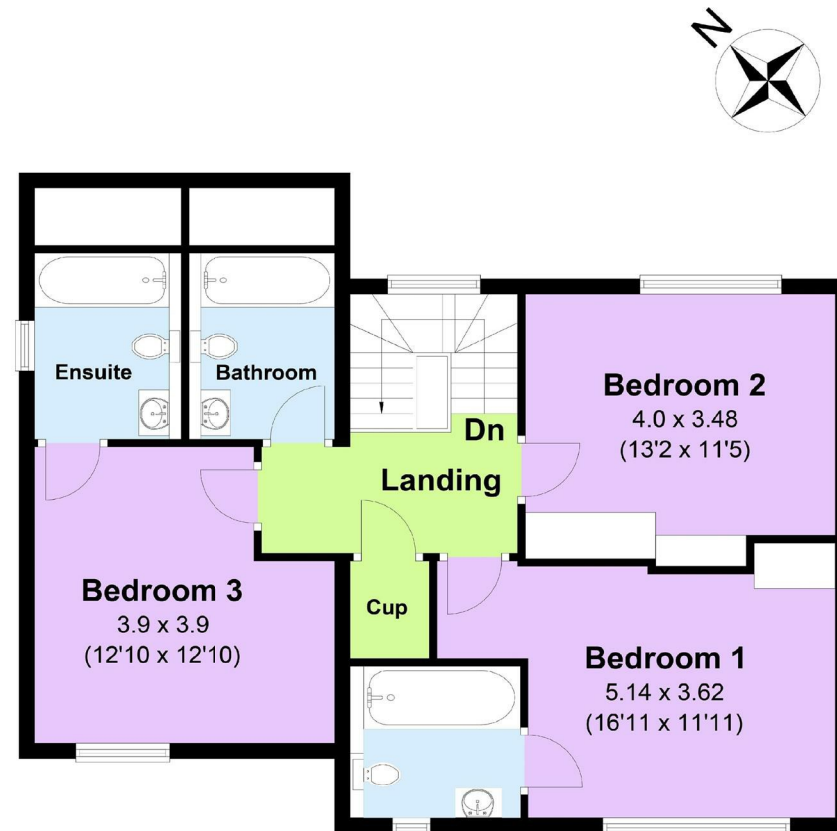
Ground Floor

Approx. 89.1 sq. metres (959.06 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.09 sq. feet)



Total area: approx. 158.6 sq. metres (1707.15 sq. feet)



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