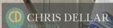




## 2 Cross Green Brook End | Cottered | SG9 9QR

**Offers In Excess Of £665,000**

Deceptively spacious five bedroom semi-detached house with self contained annexe, situated down a classic English country lane with views over the local playing fields. This excellent home offers a lovely residence for a multi-generational family, or the opportunity to run a business from home.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

T 01763 272605

E [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

### Entrance Doors

uPVC double glazed French doors to:

### uPVC Double Glazed Conservatory

23'6 x 6'8 (7.16m x 2.03m)

Ceramic floor tiles. Half-glazed door to annexe. uPVC double glazed French doors to:

### Kitchen/Breakfast Room

24'11 x 10'7 (7.59m x 3.23m)

Good range of bespoke wall & base units and incorporating central island unit, quartz work surfaces, drawers, wine rack and sink unit with mixer taps. Integrated electric double oven with grill. Five ring electric hob with extractor above. Radiator. Doors to lounge and:

### Utility Room/ Downstairs Cloakroom W/C

10'10 x 10'10 (3.30m x 3.30m)

uPVC double glazed window to side. Range of wall & base units incorporating roll top work surfaces, sink unit with mixer taps. Space & plumbing for washing machine. Space for tumble dryer. Concealed cistern WC. Wood laminate floor covering.

### Lounge/Diner

24'11 x 13'9 (7.59m x 4.19m)

uPVC double glazed window to side. Exposed brick chimney breast and hearth enclosing mixed fuel burner. Fitted shelving to alcoves. uPVC double glazed door to conservatory. Two radiators. Staircase to first floor landing.

### First Floor Landing

Inset downlights. Doors to bedrooms.

### Bedroom One

13'9 x 11'8 (4.19m x 3.56m)

uPVC double glazed window to side. Radiator.

### Bedroom Two

13'3 x 10'6 (4.04m x 3.20m)

uPVC double glazed window to side. Radiator.

### Bedroom Three

10'10 x 10'7 (3.30m x 3.23m)

uPVC double glazed window to side. Radiator.

### Bedroom Four

14'1 x 10'7 (4.29m x 3.23m)

uPVC double glazed French doors to side. Two ladder style radiators. Door to:

### Bathroom

7'10 x 6'10 (2.39m x 2.08m)

Double glazed window. Suite comprising corner bath, vanity unit with inset wash hand basin and low flush WC. Separate shower cubicle.

### ANNEXE

### Kitchen/Diner

11'7 x 10'10 (3.53m x 3.30m)

uPVC double glazed window to side with views over playing fields. Range of wall & base units incorporating roll top work surfaces, drawers, wine rack and sink unit with mixer taps. Integrated Zanussi four ring hotplate with extractor above. Integrated electric oven with grill. Radiator. Door to Lounge and doorway to inner hallway leading to:

### Shower Room

6'7 x 6'4 (2.01m x 1.93m)

uPVC double glazed to side. Shower cubicle and wash hand basin. Ladder style radiator. Door to:

### Separate W/C

6'7 x 2'11 (2.01m x 0.89m)

Low flush w/c.

### Lounge

15'5 x 11'10 (4.70m x 3.61m)

Dual aspect with double glazed windows to both sides. Radiator. Door to:

### Bedroom

15'5 x 9'3 (4.70m x 2.82m)

Dual aspect with double glazed windows to both sides. Radiator.

### EXTERIOR

### Driveway

Parking for several vehicles providing access to garage and:

### Garage/Workshop

23'0 x 18'0 (7.01m x 5.49m)

Double wooden doors. uPVC double glazed window to side. Light & power connected.

### South Facing Rear Garden

Spacious timber storage shed. Double gates back to public highway. Extensive lighting.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate

