



The Grange, Therfield, SG8 9QG

CHEFFINS

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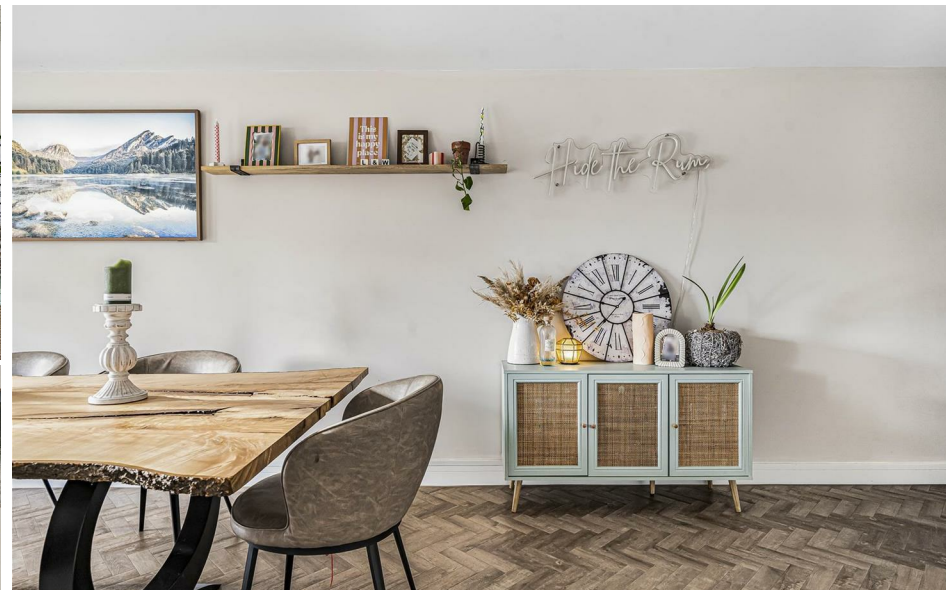
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Guide Price £700,000

- Cleverly Extended & Much Improved Semi-Detached Home
- Four Bedrooms
- Two Bathrooms, One Of Which Is En-Suite
- Open Plan Kitchen/Dining Room
- Double Sided Wood Burning Stove
- Off Road Parking With EV Charger
- Views Over Cricket Pitch
- 9kW Panasonic Air Source Heat Pump

An excellent opportunity to acquire a much-improved and immaculately presented semi-detached family home, offering versatile accommodation arranged over two floors. The property enjoys a private rear garden and far-reaching views across the cricket field to the front, and is prominently positioned within the highly sought-after and well-regarded village of Therfield, offering easy access to a wide range of local amenities.





LOCATION

The property forms part of The Grange, a select and desirable setting within the picturesque village of Therfield. Nestled amidst rolling Hertfordshire countryside, the village is celebrated for its charming village green, well-regarded pub, and strong sense of community, all set against a backdrop of outstanding rural views. Therfield offers a quintessential village lifestyle, with immediate access to beautiful countryside walks and bridleways across Therfield Heath, renowned for its wildlife and expansive open landscapes. Just a couple of miles away, Royston provides a wide range of shopping, schooling and recreational facilities, as well as a mainline railway station offering fast and regular services into both London Kings Cross and Cambridge, making the location ideal for commuters. The surrounding area also boasts excellent leisure opportunities, including golf clubs, equestrian facilities, and a network of footpaths ideal for walking and cycling. With convenient access to major road links such as the A505, A10 and A1(M), The Grange combines the appeal of tranquil village living with the practicality of excellent connectivity.

COMPOSITE PANELLED GLAZED ENTRANCE DOOR leading through into:

ENTRANCE HALL

with inset footwell, herringbone style wood effect flooring, built-in cupboards fitted with railings and shelving, inset LED downlighters, wall mounted underfloor heating control, stairs rising to first floor accommodation, understairs storage cupboard with lighting, panelled and glazed doors leading through into respective rooms.

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, storage cupboards underneath wash hand basin, upstand, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

SITTING ROOM

with wood burning stove, fitted shelving in recess of chimney breast, wooden mantel above, brick hearth, radiator, double glazed window to front aspect.

FAMILY ROOM

with wood effect herringbone style flooring, radiator, other side of the open wood burning stove, double glazed window out onto rear aspect, opening through into:

OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect working surfaces with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated AEG induction hob with glazed splashback and AEG extractor hood above, integrated oven and grill with integrated and concealed fridge/freezer, dishwasher, kitchen island with continuation of work surface creating a breakfast bar, wood effect herringbone flooring, inset LED downlighters, options for pendulum lighting and double glazed window overlooking garden, opening through into DINING AREA with inset LED downlighters, panelled doors providing

access into storage cupboard with electricity meters and underfloor heating manifold, double glazed French doors leading out to the garden, panelled glazed door leading through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, continuation of flooring from kitchen, underfloor heating control, inset LED downlighters, extractor fan, double glazed window, panelled glazed door leading out onto side access.

ON THE FIRST FLOOR

LANDING

which is accessed via split level staircase, loft access, full height radiator, panelled doors leading to respective rooms.

PRINCIPAL BEDROOM SUITE

with an array of built-in wardrobes and drawers fitted with railings and shelving, radiator, set of double glazed French doors to Juliet balcony overlooking garden, panelled door providing access into:

ENSUITE SHOWER ROOM

comprising a three piece suite with large walk-in shower cubicle with dual wall mounted shower head, glazed partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, built-in storage cupboards adjacent and underneath wash hand basin, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap with wall mounted shower head, glazed shower partition, low level w.c. with concealed

dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards underneath and adjacent to the wash hand basin, heated towel rail, further full height built-in airing cupboard fitted with timber shelving, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window out onto front aspect and overlooking the cricket pitch.

BEDROOM 3

with radiator, double glazed window overlooking garden.

BEDROOM 4

with radiator, loft access and double glazed window overlooking the cricket pitch.

OUTSIDE

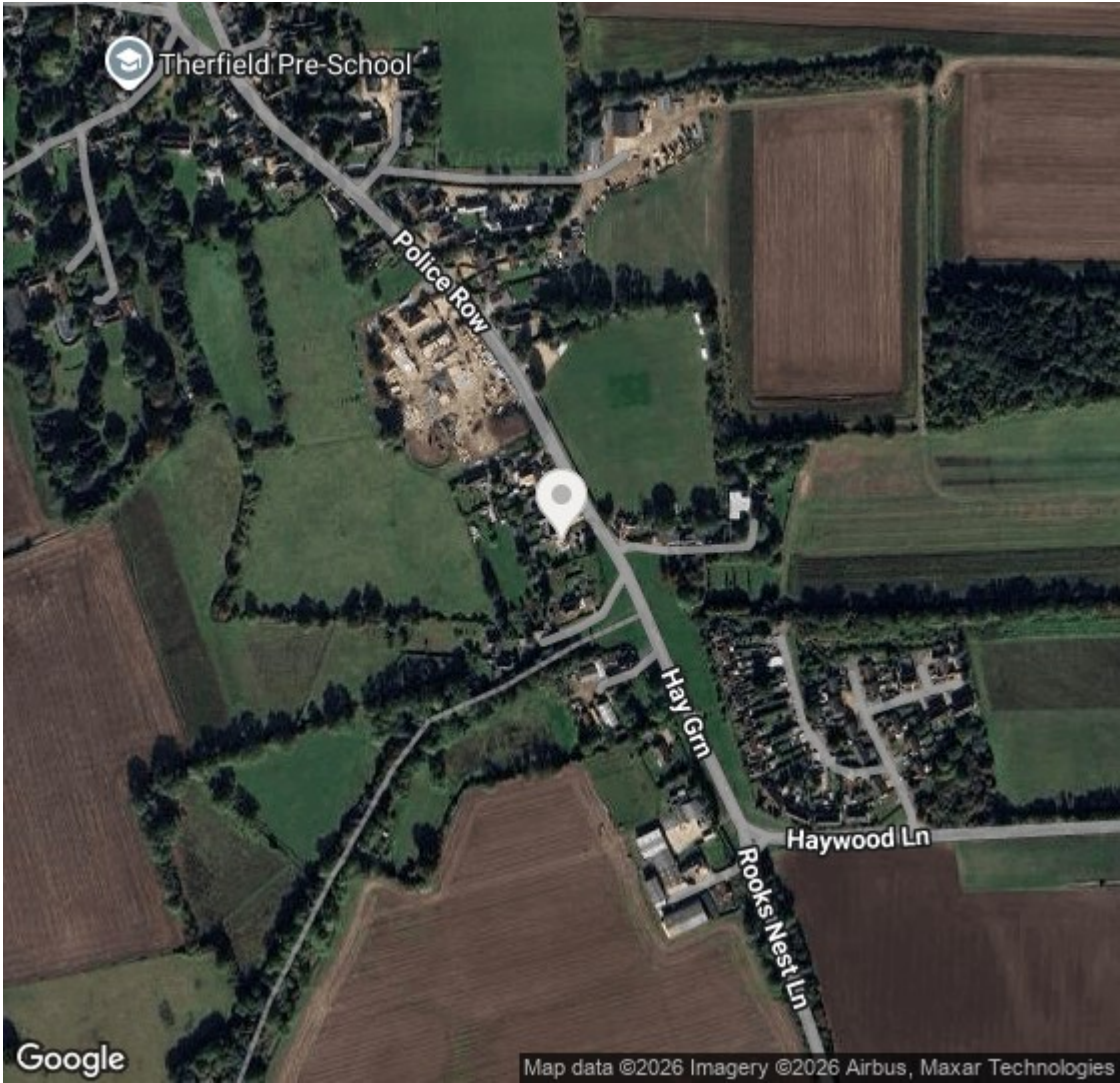
To the rear of the property is an extensive garden principally laid to lawn with a large paved patio area led directly off the kitchen/dining room providing a wonderful space to both relax and entertain and for outside furniture, air source heat pump neatly hidden away by trellising and some timber slats. Surrounding the patio are raised beds ideal for fruit and vegetables cultivation, one step down to the main lawned area. The lawned area is further bordered by well stocked and established bedding with an established apple tree and rear garden itself is enclosed via modern timber slatted fencing. Wall mounted lighting. To one side of the property is a paved patio area where there is a former and not in use glazed panelled door providing access into the family room area which has currently been boarded up by the owners. To the other side of the paved pathway continues onto a brick paved area with access into the side door to the utility and outside tap and secure gate round to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £700,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – North Hertfordshire

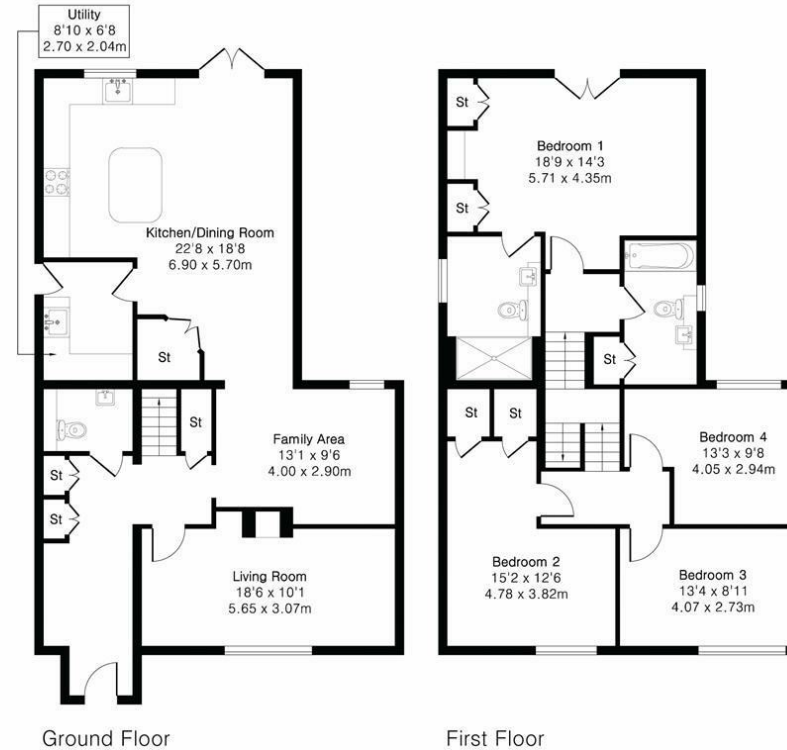




Approximate Gross Internal Area 1904 sq ft - 177 sq m

Ground Floor Area 961 sq ft – 89 sq m

First Floor Area 943 sq ft – 88 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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