



4a Hill Road, Hempstead, CB10 2PH



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Hempstead,
CB10 2PH

A charming three bedroom cottage positioned in a popular village location. With bright and well proportioned living accommodation throughout, the property benefits from private rear garden together with car port and off street parking. Offered chain free.

LOCATION

The well-regarded village of Hempstead has a popular village Inn and a Church. Steeple Bumpstead benefits from facilities including post office/off licence/general stores, public house, primary school and doctors surgery. The market town of Saffron Walden is approximately 10 miles away, offering an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 12.5 miles and the M11 access point (junction 9 - south only) is about 14.5 miles.

3 1 1

Guide Price £275,000





GROUND FLOOR

PORCH

Timber porch with tiled roof and door to:-

SITTING ROOM

Double glazed window to the front aspect, built-in storage cupboard, door into:-

INNER HALL

Doors to adjoining rooms and built-in storage cupboard with shelving.

BATHROOM

Comprising panelled bath with shower attachment, pedestal wash basin, low level WC and obscure double glazed window.

KITCHEN

Fitted with a range of base and eye level units with worktop space and tiled splashbacks, sink with stainless steel taps, space and plumbing for dishwasher, washing machine and tumble dryer, integrated double oven with four ring induction hob with extractor hood above, tiled flooring, staircase rising to the first floor, double glazed window to the rear aspect and door leading directly into the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect and built-in wardrobes.

BEDROOM 2

Double glazed window to the front aspect and built-in wardrobe.

BEDROOM 3

Double glazed window to the side aspect and built-in shelving.

OUTSIDE

To the front of the property the garden is predominantly laid to lawn with a range of mature shrubs, hedges, trees and flowers bordering and a paved walkway leading to the front door. To the left-hand side of the property, there is an additional garden space featuring a detached timber storage shed equipped with a power supply, perfect for all your storage needs. Plum Tree Cottage enjoys the benefit of right of access over a track located on the left side of the property. This track leads to an open-style cart lodge, providing off-street parking for one vehicle and gated side access to the rear garden.

The rear garden has been thoughtfully landscaped and is surrounded by timber fencing for privacy. It is primarily laid to lawn, bordered by a variety of mature shrubs, trees, and flowers. A part-patio area features steps leading to a further section of the garden, with a timber summer house equipped with a power supply, making it an ideal space for relaxation or creative pursuits.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-101) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	87
EU Directive 2002/91/EC	49

Guide Price £275,000

Tenure - Freehold

Council Tax Band - B

Local Authority - Uttlesford

Approximate Gross Internal Area
72.09 sq m / 775.97 sq ft

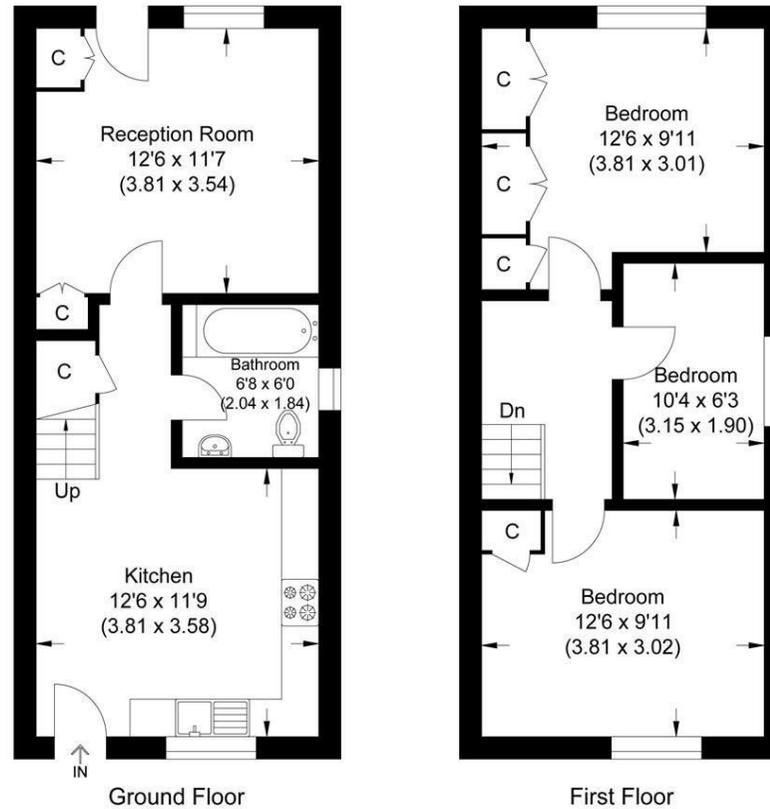


Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

