



*36 The Smithy, Little Hadham
Ware*

Guide Price £475,000

36 The Smithy

Little Hadham, Ware

Ensum Brown are pleased to offer this 3 bedroom extended semi-detached house that has been home to same family for almost 20 years. Comprising of 3 reception rooms, a kitchen & utility room, downstairs WC, 3 bedrooms and family bathroom. There are also front and rear gardens. Complete upward chain.

Council tax band: D

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are pleased to offer this rarely available 3 bedroom extended semi-detached house that has been home to same family for almost 20 years. The vendors have secured an onward purchase with no upward chain.

As you approach the property you will walk up through the front garden, which is lawned and has numerous large attractive shrubs. Stepping into the house, you will be greeted by a spacious hallway. To the left is the first reception room; this is a spacious room with a large window overlooking the front garden and providing a large amount of light. The room has been neutrally decorated, alike the rest of the house, with cream carpets and white/beige walls. There is also an electric fireplace which is perfect for those winter nights.

As you head back out into the hallway and continue through the property you will find a downstairs WC to the right just beyond the stairs, as well as a very large under the stairs cupboard which is ideal for storage. There is the potential to make the downstairs WC larger by going into this space.

Continuing through, you will find yourself in the second reception room, which is currently used as a dining room. This is a spacious room which has wood laminate flooring and space for a large dining table. This room is adjoined to the kitchen, creating an almost open plan feel as you can easily access the kitchen, but the spaces are separate. There is also an airing cupboard in this room which homes the boiler.

Leading into the kitchen, this is a very good sized room and forms part of the extension that was done shortly after the current owners moved in. This kitchen has an abundance of cupboard space and there is a large window overlooking the south facing rear garden and neighbouring countryside. On the right hand side is a door leading out into the utility room and on the left hand side is a door leading out in the garden.

Adjacent to the kitchen and dining room is the third reception room, similarly to the first reception room has been neutrally decorated. This is a bright room with sliding patio doors that lead out onto the garden also. This is a fantastic room if you wish to enjoy the countryside views while working from home or relaxing. There are two stud walls in this room which can easily be taken out if you wanted to create a more open plan feel to the downstairs layout.





Heading upstairs, and onto the spacious landing you will find three good sized bedrooms and a family bathroom.

The master bedroom is a great sized double room with a large window overlooking the garden and fields. This room has had carpet recently fitted and has a built in storage cupboard. There is plenty of room for extra wardrobes or chest of drawers. Similarly, the second bedroom is a great size double room, with a large window, creating a lot of light. This room too has a built in cupboard and allows plenty of space for extra furniture. The third bedroom is also a good size, with views of the countryside and a built in cupboard.

This floor also has a family bathroom which has been fitted with a shower, WC and hand basin. There is also loft storage and a storage cupboard on the landing.

Moving outside, there is a beautiful south facing rear garden with overlooks an array of countryside. There is a small patio area as you first step out into the garden, as well as a large lawned area. Towards the end of the garden is a decked area, which would be great for al-fresco dining.

With regards to parking, there is ample on street parking available which the owners have used since living there. There is also the potential to change the front garden into a driveway if preferred.

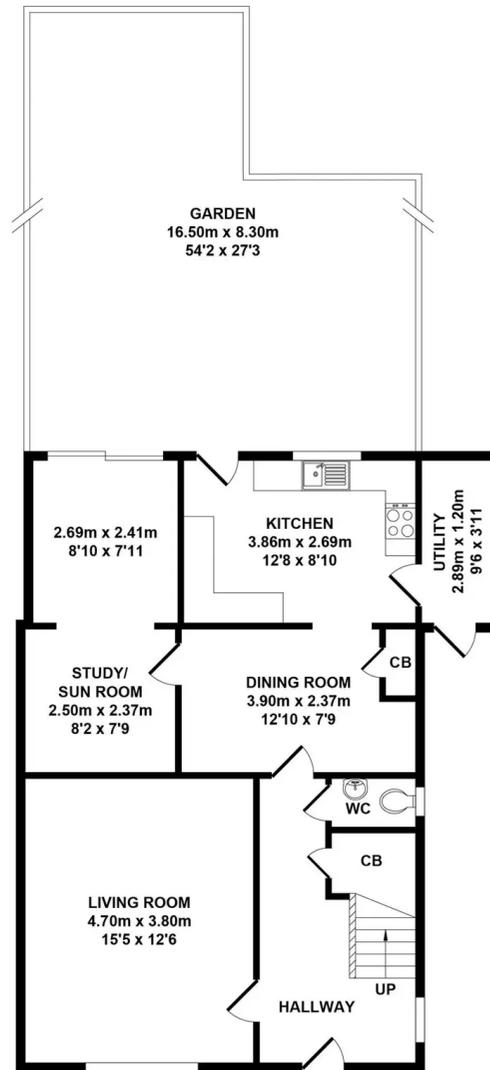
LOCATION - LITTLE HADHAM

Little Hadham is a village and civil parish in the district of East Hertfordshire, Hertfordshire. At the census of 2001 it had a population of 1,081 increasing to 1,153 at the 2011 Census. It is bypassed by the A120 road, which connects it to the nearby town of Bishop's Stortford. The civil parish includes the hamlets of Bury Green, Church End, Cradle End, Green Street and Hadham Ford. Little Hadham, together with the neighbouring village of Much Hadham, are collectively known as The Hadhams.

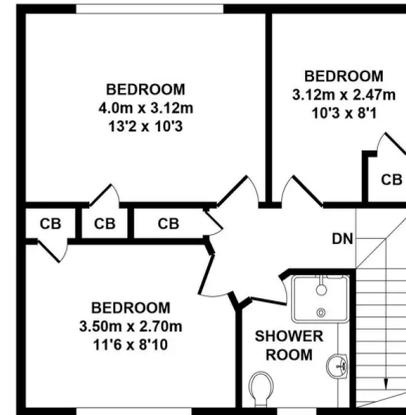
The rural village is situated on the banks of the River Ash and is characterised by half-timbered houses. The medieval parish church, dedicated to Saint Cecilia, was reconstructed in the late 14th or 15th century. The Bishop of London is the patron of the church.







GROUND FLOOR
APPROX. FLOOR
AREA 67.90 SQ.M.
(730.86 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.40 SQ.M.
(456.39 SQ.FT.)

TOTAL APPROX. FLOOR AREA 110.30 SQ.M. (1187.25 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.