



1 Willow Close, Great Hormead

Buntingford

In Excess of **£375,000**



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Great Hormead, Buntingford

Ensum Brown are pleased to present this semi-detached home located in the popular village of Great Hormead, near Buntingford. Accommodation comprises of a lounge/diner, kitchen, garden room, 2 double bedrooms, family bathroom plus front & rear gardens. Excellent scope to renovate & extend (STPP).

Council tax band: C

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to bring to the market this rarely available two bedroom semi-detached home positioned on a generous plot providing excellent potential to extend in the ever popular village of Great Hornead and being located a short walk away from the popular local public house, The Three Tuns.

The current vendor has owned the property since the 1970's and while it has been a much loved home over the decades, it does require modernisation which provides an excellent opportunity for an incoming purchaser to add their own stamp and extend (STPP). The property is to be sold with the advantage of no upward chain and an internal viewing is recommended.

As you approach the property, you are welcomed by an attractive front garden with a pathway leading to the front door. If desired, there is also the possibility to converting this front garden into a driveway (STPP). As you look from the front garden, you will notice the excellent potential to extend, particularly to the side of the property (STPP).

Upon entering the property you will step into a spacious hallway, which has the kitchen directly in front, stairs leading to the first floor on the left and the open plan living room/diner to the right. The living room/diner is a great sized room with an abundance of light due to the dual aspect windows and there is plentiful space for both living room furniture and also a dining table and chairs. This room has an extra cosy feel when the electric fireplace is switched on, creating warmth and ambiance.

As you continue through the ground floor level you will enter the kitchen, which is a nice sized room and has views of the beautiful rear garden. The kitchen has a range of wall and base units, providing a lot of storage space, not to mention the large storage cupboard with shelves, which is the ideal larder. One of the great things about this property is the scope to extend, so if you are looking for a larger open plan style kitchen, there is ample space for a rear extension to accommodate this (STPP). To the side of the kitchen is a single storey extension which is currently used as a utility space, downstairs WC and garden room.

Heading upstairs, there is a spacious first floor landing with access to the loft which is part-boarded, two double bedrooms, and a family bathroom.





The principal bedroom is a fantastic sized double bedroom which has plentiful space for freestanding wardrobes, as well as there being a large storage cupboard which is currently used as a wardrobe. This is a beautifully bright room due to the large window which has views of the chapel in the distance. Similarly, the second bedroom is also a great sized double room with plentiful space for a double bed and freestanding wardrobes. This room has beautiful views of the countryside and neighbouring fields, making it extremely private and there is also a built-in airing cupboard.

Completing the first floor, the family bathroom is also a good size and has been fitted with a three piece suite including a bath with a handheld shower head, a white low level flush WC and white hand basin.

Going outside, there is a beautifully private rear garden which is a moments walk away from neighbouring fields. The great thing about this garden is that there are a number of different aspects, not only is there a patio area which would be great for al-fresco dining, but there are also multiple areas that are laid to lawn and separated by hedges, as well as a quaint pond being situation just to the side of the property. Not only this, but there is also space for a shed towards the end of the garden which is ideal for storing garden tools.

LOCATION - NEAREST TOWN: BUNTINGFORD

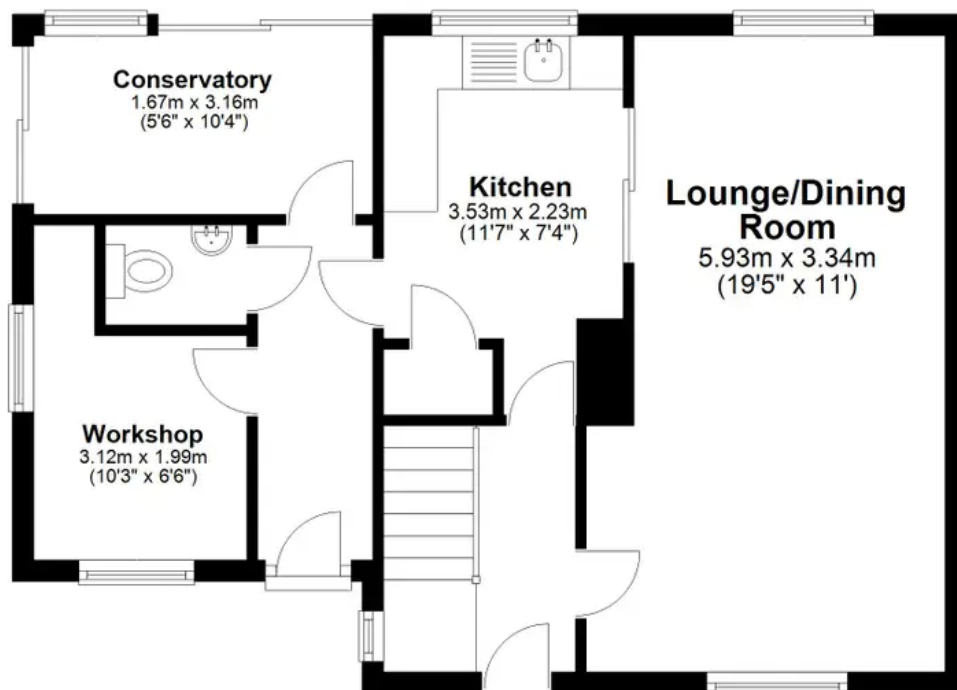
Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layston First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town.



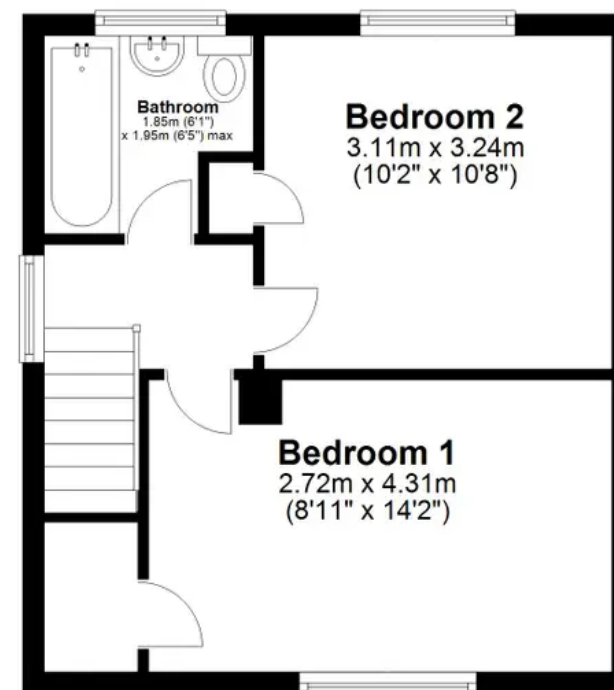
Ground Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

Ensum Brown Estate Agents, 110 High Street, Ware - SG12 9AP

01920 412200

ware@ensumbrown.com

<http://ensumbrown.com>