



A modern home in a convenient village location

12 The Smithy, Little Hadham, Ware, Hertfordshire, SG11 2DA

Freehold



This nicely presented semi-detached home is situated in a peaceful cul de sac • Extended by the current owners to provide a wonderful open plan kitchen/dining room opening onto a picturesque rear garden • Modern clean style throughout, freshly redecorated • Off road parking to the front for two cars • Located in a convenient position for the local village primary school and organic village stores

Description

This beautifully presented family home is set towards the end of a peaceful cul de sac just off the centre of the village of Little Hadham. The entrance hallway is of a good size with a guest cloakroom and under stairs storage cupboard, which has plumbing for a washing machine. The reception space comprises of a lounge which is to the front of the house, a study area to the rear with doors onto the garden and a large open plan L-shaped kitchen/dining room. This room has an extensive range of custom built modern wall and base units with integrated appliances including a gas hob, dishwasher and fridge/freezer. There is space for a decent sized dining table and French doors opening onto the rear garden.

Upstairs, there are four bedrooms two of which have fitted wardrobes and the principal bedroom having an en suite shower room/WC. The three remaining bedrooms share the family bathroom with separate shower above the bath.

On the outside there is a neatly tended front garden with off road parking for two cars. To the rear, the South facing garden has also been tastefully landscaped to provide a flat lawn area, paved patio and nearly shaped flower bed borders. There is a gated rear pedestrian access.

Local Info

This stylish family home is conveniently located near Hadham Ford on the fringes of the village of Little Hadham which benefits from a parish church, village hall, organic village stores, popular primary school (rated 'Good' by Ofsted) and a well renowned public house, The Nags Head.

The larger village of Much Hadham is just 1.5 miles away (approximately) and benefits from amenities including local store, health centre, garage, fire station, recreation ground, public house and primary school.





Approximately 3.5 miles away is the market town of Bishop's Stortford which provides a variety of shopping and sporting facilities including Tesco, H&M, Waitrose, two leisure centres and cinema. There is excellent schooling available for all ages plus a mainline railway station with commuter services to London's Liverpool Street. On the outskirts of Bishop's Stortford access is available to the M11 motorway with the A1 and Cambridge to the north and the M25 and London to the south. The nearby A120 provides vehicular access also to the A10 again giving access to London and the M25 to the south. Stansted London's third international airport is also nearby.

Directions

SAT NAV POSTCODE SG11 2DA
From Bishop's Stortford proceed in a Westerly direction on Hadham Road towards the A120. Take the second exit at the roundabout onto A120. Proceed into Little Hadham turning left at the traffic lights after the humpback bridge. Take the first right hand turn into The Smithy and keep to the right. You will find number 12 towards the end of the cul de sac on your right.

Agents Comments

This is an ideal first family home in a picturesque and pretty village with a well-regarded primary school, playground and countrywalks just on your doorstep.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

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Approximate Area 138.7 sq m / 1493 sq ft

Including Limited Use Area (1.3 sq m / 14 sq ft)



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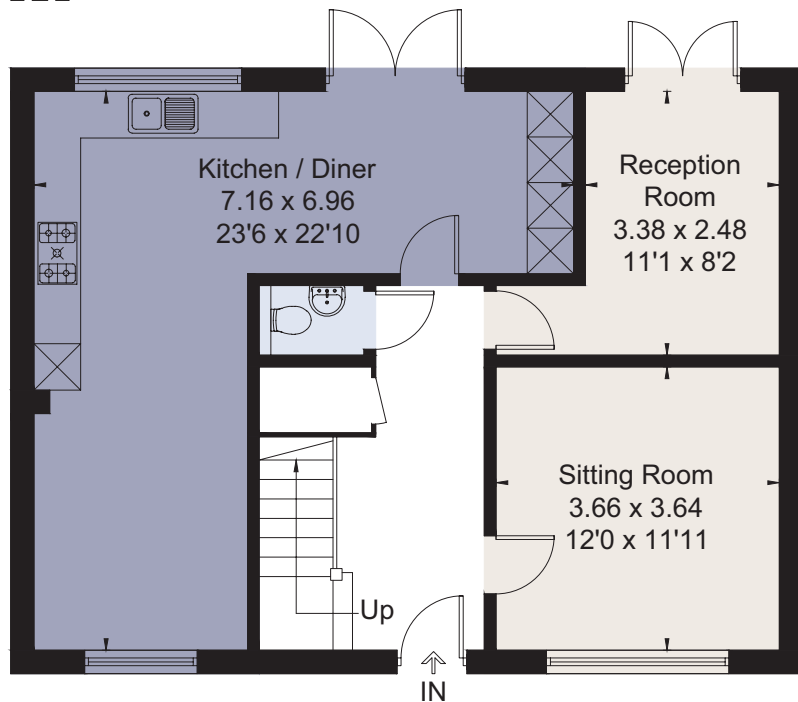
Justin Godfrey

Savills Bishop's Stortford

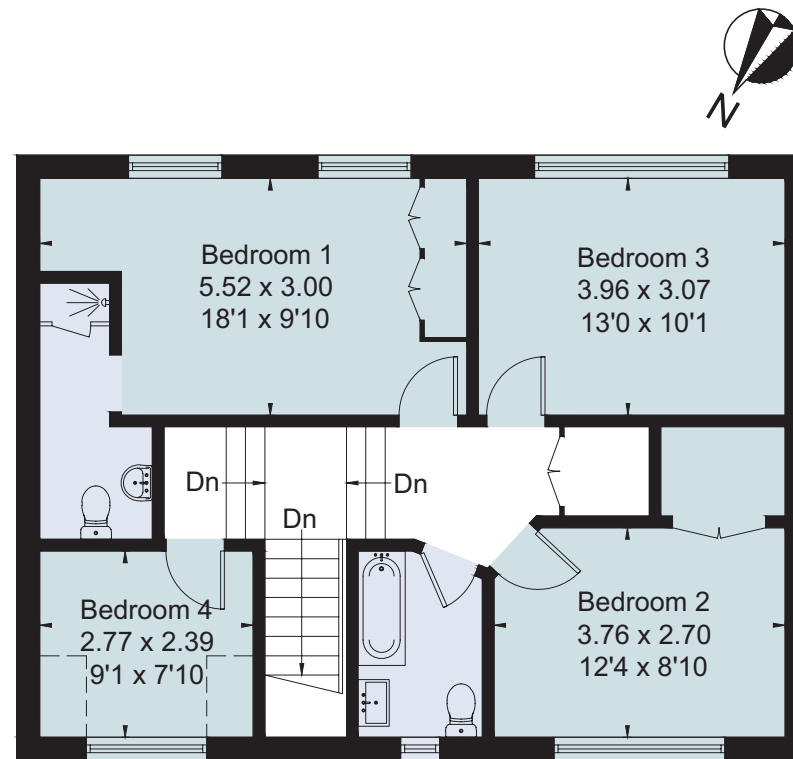
01279 756801

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[] = Reduced head height below 1.5m



Ground Floor



First Floor

AWAITING EPC

For identification only. Not to scale. © 200902JG

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