



Fordyce Furnivall

Residential Sales & Letting Agents

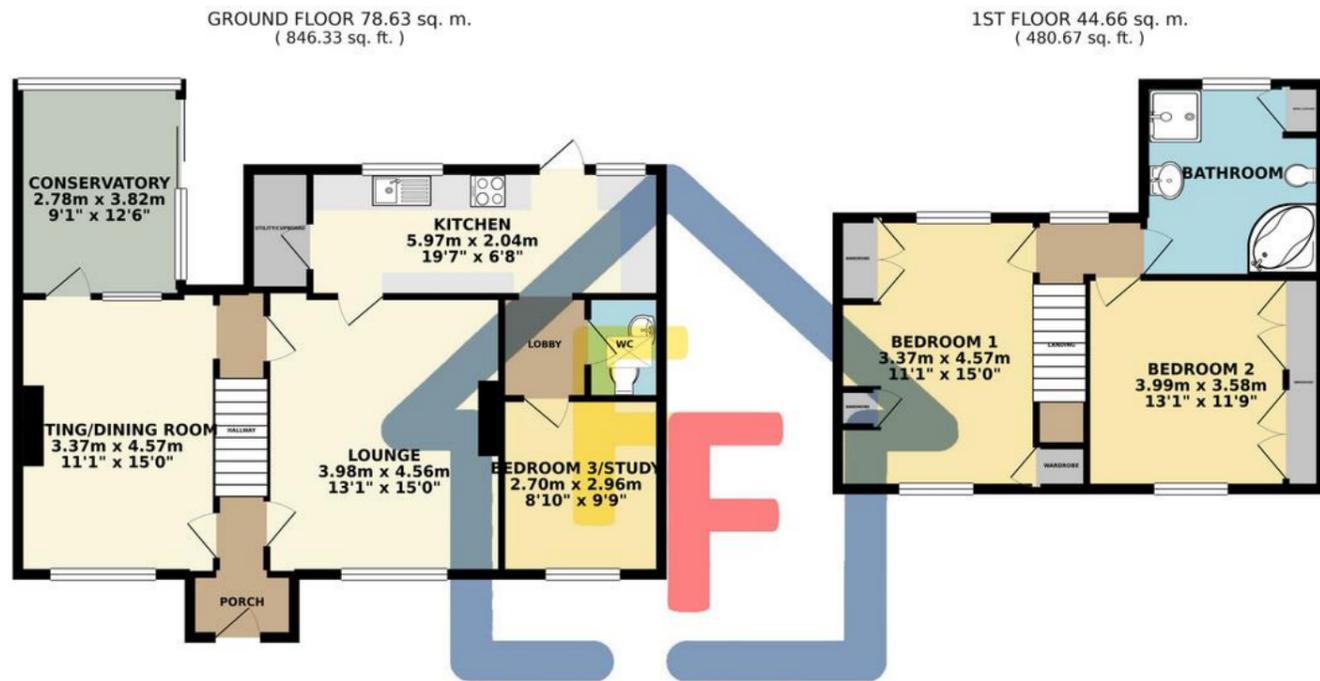


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**Barncroft,
ALBURY,
SG11 2LQ
£515,000**

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TOTAL FLOOR AREA : 123.28 sq. m. (1327.00 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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DESCRIPTION

An extremely well presented 3-bedroom 1930's extended semi-detached family home set in a 1/5th acre plot surrounded by stunning open countryside situated in the sought-after village of Albury. Located in a quiet location, being a short distance away from the conservation area at Patmore Heath as well as the local primary school, public house and church. The spacious accommodation comprises entrance porch, lounge, dining room, conservatory, kitchen, utility room, cloakroom and bedroom 3/study. On the first floor there are two double bedrooms and a family bathroom. Outside the property, to the front there is a 110' front garden with superb views over open countryside and to the rear a 100' garden backing onto the conservation area of Patmore Heath. Externally, there is also a single garage and hardstanding for further off-street parking for up to 5 cars. Additional features include oil fired central heating, UPVC double glazing throughout and wood flooring downstairs.

Agents Note Planning permission 3/17/1069/HH has been granted for a first-floor side and single storey rear extension with an extended front porch. Plans are available upon viewing.

SITUATION

Albury is a spread-out rural village comprising of six hamlets (Church End, Albury End, Clapgate, Patmore Heath, Gravesend & Upwick Green). Situated in the East Hertfordshire countryside, with a rolling rural aspect, Albury is a short drive from major routes such as the M11, A10 and A120 and is only 20 minutes from Stansted Airport. The town of Bishop's Stortford, with its mainline route into London (40 minutes) is approximately a 15 minutes drive away. The village has a good range of amenities including 13th Century Parish Church, primary school, popular village pub and modern village hall.

GROUND FLOOR

ENTRANCE PORCH

Wood front door with glazed panel, cloaks area, radiator, wood flooring, coving.

HALLWAY

Stairs to the first floor with storage area under, doors off to:

LOUNGE

13' 1" x 15' (3.98m x 4.56m) Feature Stone fireplace, exposed beams, wood flooring, radiator, coving, T.V point, 2 x windows to the front aspect.

DINING ROOM

11' 1" x 15' (3.37m x 4.57m) Exposed beams, wood flooring, fireplace, coving, radiator, window to the front aspect, door into the Lounge and French doors opening into:

CONSERVATORY

9' 1" x 12' 6" (2.78m x 3.82m) UPVC frame with glazed panels, tiled floor, radiator, door opening onto the rear garden.

KITCHEN

19' 7" x 6' 8" (5.97m x 2.04m) Fully fitted with base and eye level units, complementary work surface over and matching upstands, inset composite sink, tiled splash backs, breakfast bar, integrated Neff double oven, ceramic hob with chimney style extractor over, built-in microwave, integrated dishwasher, fridge and freezer, radiator, inset ceiling lights, tiled floor, window overlooking the rear aspect, door onto the rear garden.

UTILITY ROOM

Plumbing and space for washing machine and tumble dryer with clothes airing rail.

INNER LOBBY

CLOAKROOM

Low flush WC, pedestal wash hand basin, chrome heated towel rail, Velux window.

BEDROOM 3/ STUDY

8' 10" x 9' 9" (2.70m x 2.96m) Wood laminate effect flooring, radiator, coving, window to the front aspect.

FIRST FLOOR

LANDING

Window to the rear aspect, radiator, doors off to:

BEDROOM 1

11' 1" x 15' (3.37m x 4.57m) Built-in wardrobes, 2 x radiators, windows to the front and rear aspects.

BEDROOM 2

11' 9" x 13' 1" (3.58m x 3.99m) Window to the front aspect, range of fitted wardrobes, radiator, access to loft space.

BATHROOM

Corner Jacuzzi bath with hand held shower, low flush WC, shower cubicle, wash hand basin with vanity unit under, mirror with decorative lights, chrome heated towel rail, part tiled walls, tiled floor, airing cupboard, frosted window to the rear aspect.

OUTSIDE

GARDENS

To the front of the property there is a driveway leading to the single garage and further hard standing for several vehicles. The 110' front garden is laid mainly to lawn, mature tree, raised flower

bed, mature hedge surround and pathway leading to the front door. The 100' rear garden is laid to lawn, paved patio areas, mature trees and shrubs, paved pathway, timber built-shed and timber fence surround.

GARAGE

18' 2" x 9' 10" (5.55m x 3.00m) Up and over door, power and light connected, access to loft area via ladder, rear door with access onto the front garden.

LOCAL AUTHORITY

East Hertfordshire District council

Tax Band: E

DIRECTIONS

From Bishops Stortford proceed west on the A120 and at the Little Hadham traffic lights turn right heading north. Proceed into Albury, pass a small left turn to the church at the crossroads and at the top of a gentle hill you will see a period brick wall on the left, just past this on the right you will see a red letter box with the house just behind this.

