

Elliot Heath
ESTATE AGENTS

Horse Cross Cottage, Upp Hall

In Excess of **£350,000**

Horse Cross Cottage

Upp Hall, Ware

Charming 2-bed semi-detached character cottage with stylish interiors, log burner, conservatory, landscaped garden, countryside views and driveway parking for four vehicles, near Braughing & Standon.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming Two-Bed Semi-Detached Character Cottage On The Edge Of The Villages Of Braughing And Standon
- Well-Proportioned And Beautifully Presented Accommodation Throughout
- Enjoying Far-Reaching Views Across The Surrounding Countryside And Farmland



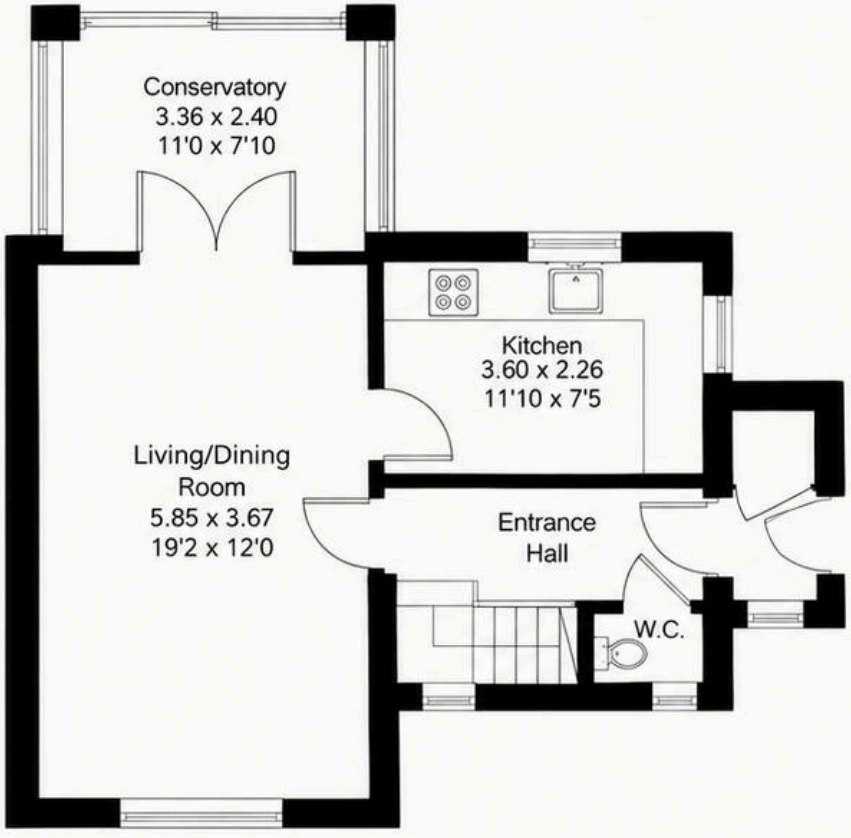




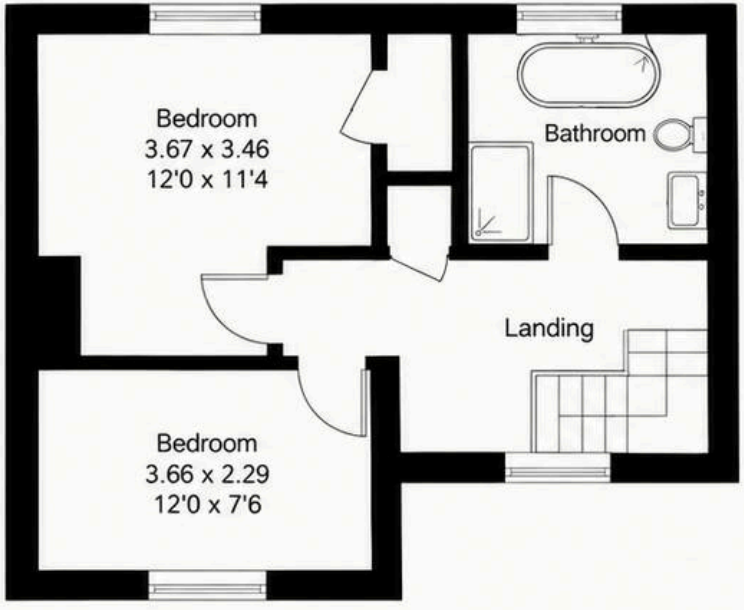


Braughing

Approximate Gross Internal Area = 940 sq ft / 87.3 sq m



Ground Floor
543 sq ft / 50.4 sq m



First Floor
397 sq ft / 36.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility for liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completenses of it or any information within it.

Entrance Lobby
With double glazed window, built in storage cupboard and door to:

Entrance Hall
With double glazed window, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

Downstairs WC
With double glazed window with obscure glass. Fitted with a suite comprising wall hung wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.

Living/Dining Room
19' 2" x 12' 0" (5.85m x 3.67m)
With double glazed window, attractive brick fireplace housing a wood burning stove, two radiators, door to the kitchen and double glazed double doors to:

Conservatory
11' 0" x 7' 10" (3.36m x 2.40m)
Of double glazed construction with sliding doors to the rear garden.

Kitchen
11' 10" x 7' 5" (3.60m x 2.26m)
With dual aspect double glazed windows. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink unit, integrated appliances, space and plumbing for a washing machine, tiled splash back areas, tiled flooring, radiator.

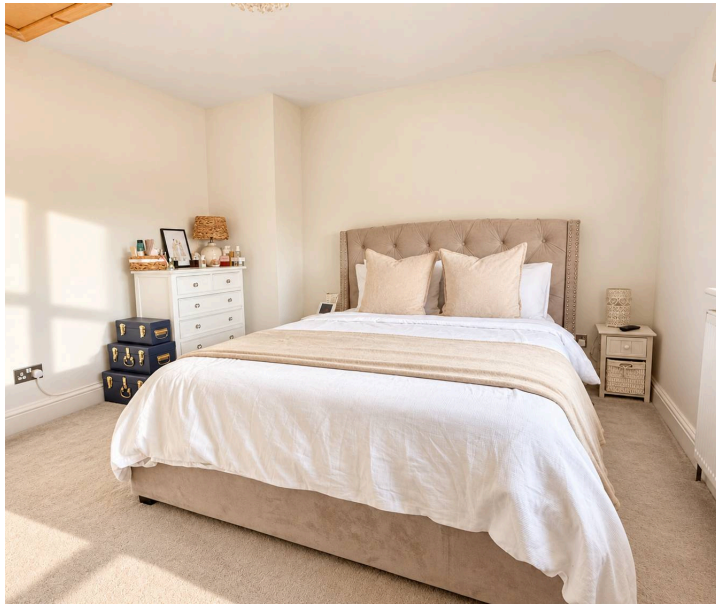
First Floor Landing
With double glazed window, radiator, built in storage cupboard and doors to:

Bedroom One
12' 0" x 11' 4" (3.67m x 3.46m)
With double glazed window, radiator, built in storage cupboard.

Bedroom Two
12' 0" x 7' 6" (3.66m x 2.29m)
With double glazed window, radiator.













Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising with freestanding claw and ball bath, separate shower cubicle, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.

Garden

The garden is approximately 40' x 20' and predominantly laid to lawn with a paved patio area and enjoys extensive views over the surrounding farmland.

Secure gated

4 Parking Spaces

To the front of the property is a five-bar gated driveway, providing off street parking for four cars.



Elliot Heath Estate Agents

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