



PUTTERILLS

— est. 1992 —

27 Pembridge Gardens  
Bragbury End SG2 8BF  
**Price £329,950**



## Delightful 2 bedroom end row house in private gated development

A delightful end row house situated in a popular gated cul de sac and benefitting from gas heating to radiators and double glazing throughout. The immaculately presented accommodation comprises entrance lobby, cloakroom, lounge and kitchen/dining room with some Neff integrated appliances. To the first floor there are 2 double bedrooms and a modern white bathroom. Outside there is a low maintenance rear garden, deep front garden, allocated parking space and additional visitors parking. VIEWING HIGHLY RECOMMENDED

### Proximity

All times & distances are approximate as a guide only.  
Stansted airport 24 miles - 45 mins  
London Heathrow Airport 40 miles - 55 mins  
Luton Airport 13 miles - 25/30 mins  
Welwyn Garden City 6 miles  
Hertford 7.5 miles  
St Albans 15 miles  
M25 circa 15 miles  
A1(M) Junction 6 - 3 miles  
Kings Cross 30/35 minutes by rail

### The accommodation is arranged as follows

Attractive canopy style porch with ornamental lighting and composite front door with attractive leaded light panels to:

#### Entrance lobby

A useful space with radiator and doors to:

#### Cloakroom 5'7 x 3'3 (1.70m x 0.99m)

Fitted with a white suite comprising pedestal wash handbasin with chrome lever style mixer tap and close coupled dual flush WC. There is attractive mosaic tiling to splashback, radiator, extractor fan and opaque window to the front.

#### Lounge 17'2 (max) x 12'8 (5.23m (max) x 3.86m)

A cosy, dual aspect room with windows to the front and side, TV aerial socket, 2 radiators, coving to ceiling and door to:

#### Kitchen/dining room 12'7 x 10'1 (3.84m x 3.07m)

Fitted with a range of walnut effect wall and base units with roll top working surfaces above and inset stainless

steel 1 bowl sink with chrome mixer tap. Appliances include Neff stainless steel single oven with chimney style extractor fan above and stainless steel splashback, integrated Neff dishwasher, space for washing machine and fridge freezer. There are inset ceiling spotlights, ceramic slate effect floor tiles, window to the rear and french doors to the rear garden.

#### STAIRCASE FROM LOUNGE TO FIRST FLOOR

#### Landing

With attractive timber balustrade, hatch to loft and doors to:

#### Bedroom 1 12'7 x 10'2 (3.84m x 3.10m)

A good size double room with window to the side, radiator and TV aerial socket.

#### Bedroom 2 10'9 x 9'2 (3.28m x 2.79m)

Another good size double room with built in wardrobes, window to the front, radiator, TV aerial socket and telephone point.

#### Bathroom 7'6 x 5'10 (2.29m x 1.78m)

Fitted with a modern white suite comprising bath with chrome mixer taps and hand held shower attachment, glass shower screen and additional wall mounted overhead shower, close coupled dual flush WC and pedestal wash handbasin with chrome lever style mixer tap. There are tiled walls, inset ceiling spotlights, extractor fan, white ladder style heated towel rail and opaque window to the side.

### Outside

#### Rear garden

This attractively landscaped low maintenance rear garden has an attractive paved patio immediately to the rear of the property and stone 'sleeper effect' path leading to the timber garden shed to the rear of the plot. There are raised beds to the borders, again edged in stone 'sleeper effect' style walling and planted with a variety of shrubs, attractive shingled areas, an outside tap and power for external lighting. The garden is bound by timber fencing and red brick walling with a timber gate to the side.

#### Front garden & parking

Mainly laid to lawn with mature borders planted with a variety of evergreen shrubs including hebe and cotoneaster and a paved path to the front door.

#### EER & Council tax

Council Tax Band C £1,419.00  
Energy Efficiency Rating (EER) - C

#### Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

#### Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.











