



North End, Kelshall SG8 9SD

welcome to

North End, Kelshall

An opportunity to purchase a spacious, well-maintained and much-improved three bedroom semi-detached family home standing on a large plot with adequate car parking/hard standing to front and garage/workshop/studio to side. Early internal viewing highly recommended to avoid disappointment.



Entrance Hall

Stairs off to first floor landing, under-stairs storage cupboard and terracotta-style flooring.

Lounge

TV point, large brick fireplace with recently installed wood-burning stove, dual aspect room, two radiators, archway to conservatory.

Conservatory

Two radiators, glazed double doors to outside, terracotta-style flooring.

Kitchen/ Breakfast Room

Re-fitted kitchen comprising one-and-a-half bowl blanco sink unit with mixer taps and work surface surrounds, excellent range of base and wall units with under-lighting, space for American-style fridge/freezer, fitted oven and microwave, hob with extractor over, fitted dishwasher, recess lighting, feature fireplace with wood-burning stove, attractive floor covering, quooker hot tap fitted to sink.

Utility

Door to outside, plumbing for automatic washing machine, large cloaks cupboard.

Cloakroom

Low-flush WC, wash hand basin set into vanity unit, access to loft space.

Dining Room

Radiator, large storage cupboard.

First Floor Landing

Stairs rising from ground floor. Radiator.

Bedroom One

Radiator, walk-in wardrobe, window to front, recess lighting, door to en-suite.

En-Suite

Recently updated suite comprising low-flush WC, wash hand basin set into vanity unit, fully tiled shower cubicle with glazed door, power shower, radiator, mirror over sink with overhead lighting, airing cupboard.

Bedroom Two

Fitted wardrobe to one wall with dressing table unit, radiator.

Bedroom Three

Access to loft space, fitted wardrobe, radiator.

Family Bathroom

Comprising low-flush WC, wash hand basin set into vanity unit, panel enclosed bath with shower attachment over and shower screen, radiator, mirror with lighting.

Outside

Front Garden

Front garden with flower borders and driveway providing off-road parking for numerous vehicles, access to detached garage/workshop.

Rear Garden

Large rear garden predominantly laid to lawn with flower beds and shrubs, patio area, summer house/garden room with electric power connected, garden shed and greenhouse. The rear gardens back onto open farmland.

Garage

With electric roller door, staircase to large loft area, The garage also incorporates a salon measuring 12'9 x 9'2 with plumbing for automatic washing machine, water and drainage connected.

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

North End, Kelshall

- SPACIOUS, WELL PRESENTED FAMILY HOME
- MORDEN KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- THREE RECEPTION ROOMS
- CLOAKROOM & DOG GROOMING ROOM
- MASTER BEDROOM WITH WALK IN WARDROBE AND RECENTLY UPDATED EN SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110926 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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