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23 The Crescent, Cottered, Hertfordshire, SG9 9QY

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Price £390,000

- Quiet village location in Cottered
- Two double bedrooms
- Kitchen/dining room
- Approximately 70ft SW rear garden
- Driveway parking
- Three-bedroom semi-detached home
- Further single bedroom
- Separate utility
- Useful outbuildings
- Scope to improve and extend, STPP

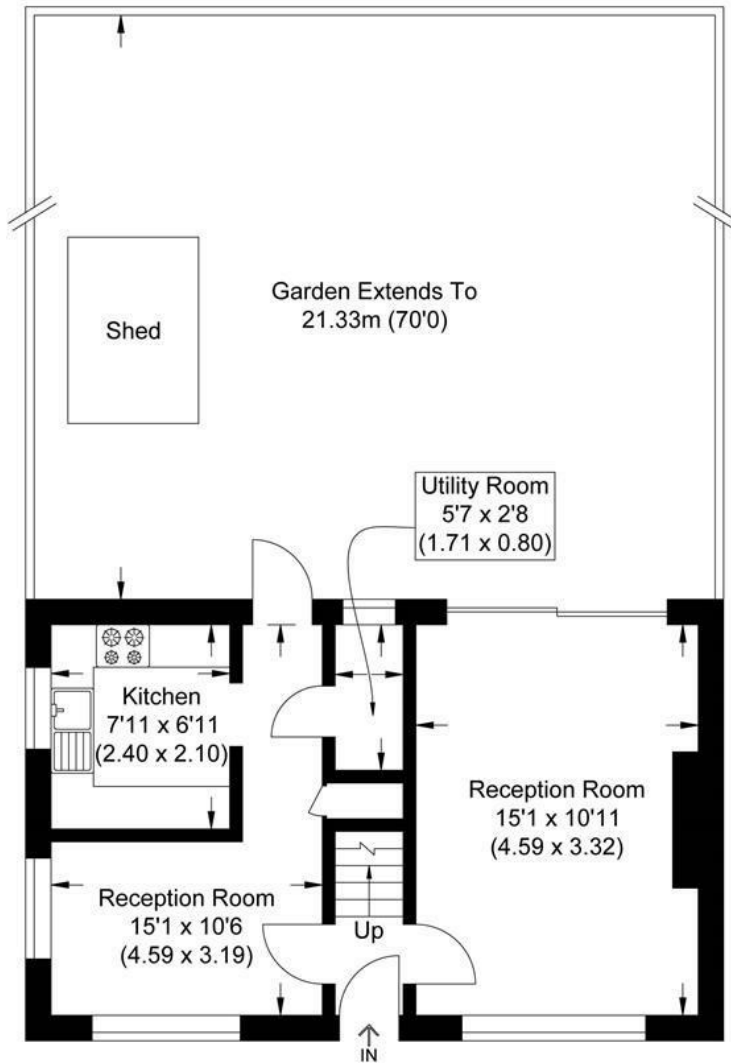
Situated in the quiet Hertfordshire village of Cottered, this well-proportioned three-bedroom semi-detached family home offers excellent potential to improve and extend, subject to the necessary planning consents.

The accommodation comprises a kitchen/dining room, separate utility room, two double bedrooms and a further single bedroom. Externally, the property benefits from an approximately 70ft rear garden, useful outbuildings and a driveway providing parking for several vehicles.

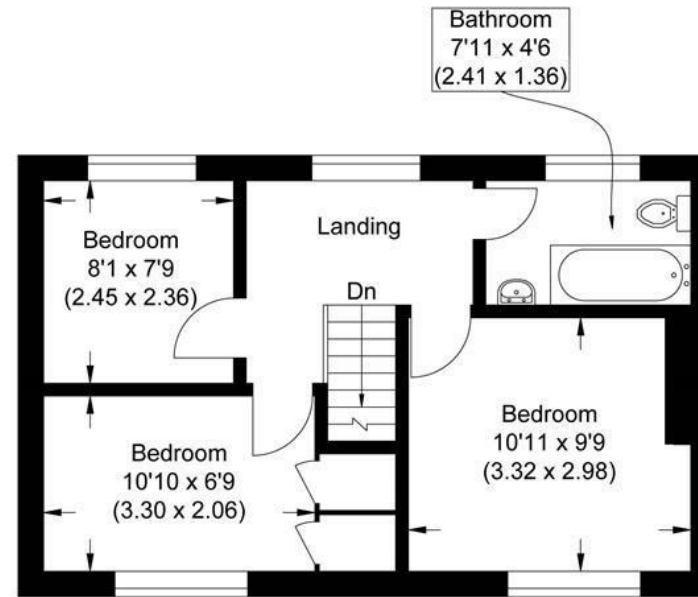
With its generous plot, peaceful village setting and scope for further enhancement, the property presents an excellent opportunity for buyers seeking a home they can adapt to suit their own requirements.

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Approximate Gross Internal Area
69.86 sq m / 751.96 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Entrance
Storm canopy with a carriage-style lantern to the side. Entrance door with fanlight window, opening into:

Entrance Hall
Doors leading to the sitting room and dining room. Straight staircase rising to the first-floor landing.

Sitting Room
A bright dual-aspect reception room with a window to the front and sliding patio doors opening onto the rear garden.

Dining Room
A dual-aspect room with windows to the front and side, opening through to the kitchen

Kitchen
Window to the side and a fully glazed door providing access to the rear garden. Fitted with a range of base-level units incorporating an inset stainless-steel sink and drainer, with tiled splashbacks and vinyl-tiled flooring. Spaces are provided for a freestanding electric cooker and an under-counter refrigerator.

Utility Area
Window to the rear. Space and plumbing for a washing machine and tumble dryer, with additional space for a low-level freezer.

First Floor

Landing
Galleried landing with window to the rear aspect. Loft access. Doors to:

Family Bathroom
Frosted window to the rear. Fitted with a panelled bath with shower handset, a close-coupled WC and a vanity unit incorporating a ceramic wash hand basin. Finished with fully tiled walls and vinyl flooring.

Bedroom One
Window to front aspect.

Bedroom Two
Window to the front, an over-stairs storage cupboard and an airing cupboard housing a hot water cylinder.

Bedroom Three
Window to front aspect.

Outside

Front Garden and Driveway
Driveway providing parking for up to four vehicles, with double gates giving access to the rear. The remaining frontage is laid to lawn and bordered by mature shrubs and hedging.

South West Rear Garden
70
Rear Garden
A generous south-west-facing rear garden with a large parking area accessed via double gates. The garden features a sun terrace, areas laid to lawn and an abundance of mature trees and shrubs. Further benefits include two apex-roofed garden sheds, a greenhouse and a substantial steel-framed outbuilding with opaque roof panels, currently used to house a hot tub.

Agents Note
Council tax band: C
Heating: Electricity
Loft partially boarded

