



**FORTUNE & COATES**

The People's Estate Agent

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**Up Hall , Ware, SG11 2PU**

**Asking price £425,000**

Fortune and Coates are excited to welcome to the market this two bedroom semi-detached cottage situated in the popular and convenient location of Braughton, Hertfordshire.

Upon entering, you are greeted by an inviting hallway that provides access to a convenient downstairs w/c. The spacious sitting/dining room is a standout feature, boasting dual aspects that flood the area with natural light. A lovely fireplace adds a cosy touch, making it an ideal space for both relaxation and entertaining. French patio doors lead to a bright conservatory, which is perfect for enjoying the warmer months, and sliding doors open onto the rear garden, enhancing the indoor/outdoor living experience.

Living room 18'8" x 11'10" (5.71 x 3.63)

Kitchen 7'4" x 11'2" (2.26 x 3.42)

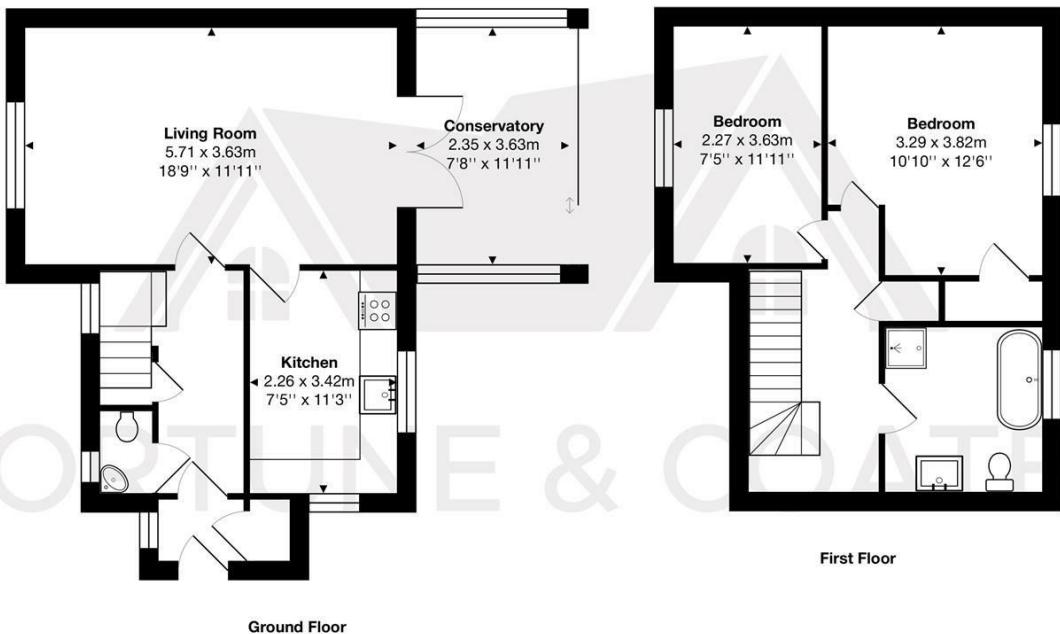
Conservatory 7'8" x 11'0" (2.35 x 3.36)

Bedroom 10'9" x 12'6" (3.29 x 3.82)

Bedroom 7'5" x 11'10" (2.27 x 3.63)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan

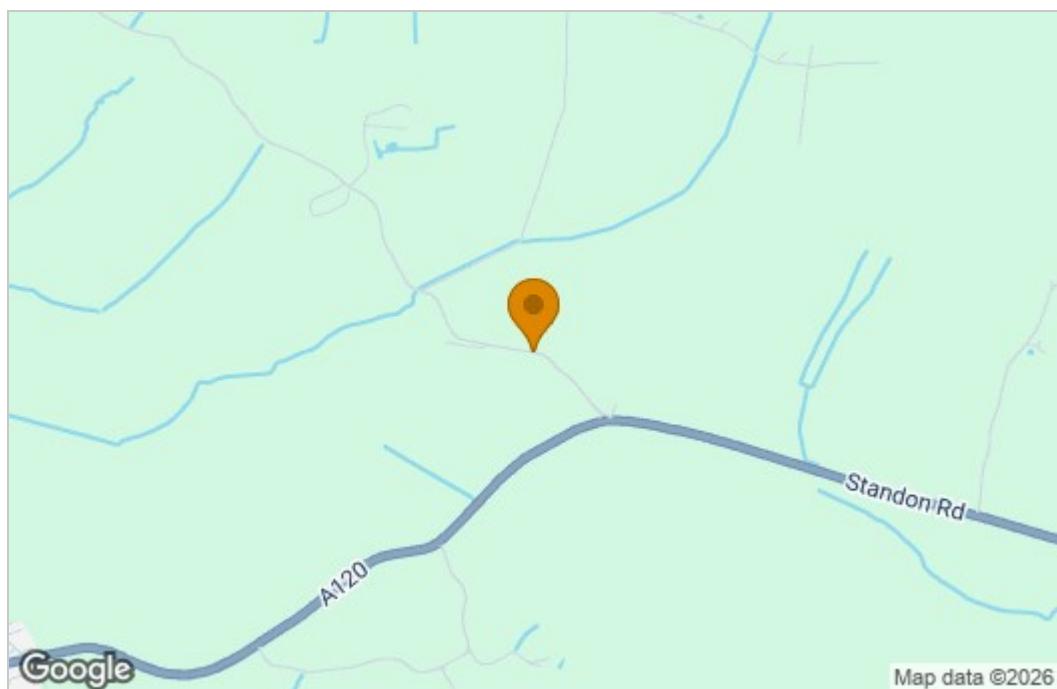


Total Area: approx. 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

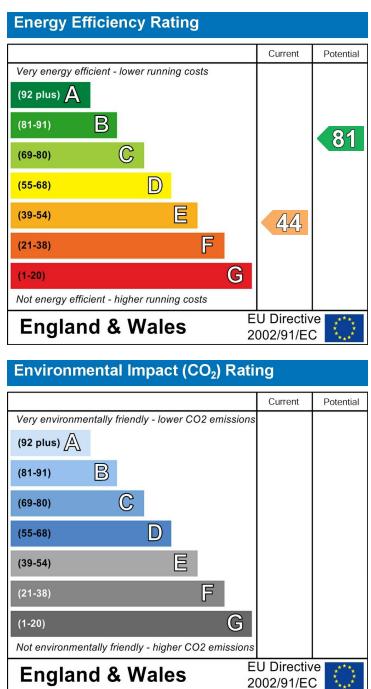
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.