



mather marshall
independent estate agents

Essendon Hill, Essendon
Shared ownership £147,000

STAMP DUTY EXEMPT FOR FIRST TIME BUYERS

A fantastic and rare opportunity to purchase a 30% share of this chain free detached chalet bungalow with fabulous views over surrounding countryside. Set within rural Hertfordshire countryside, but still within close proximity of major road networks, This delightful bungalow offers a good sized entrance hall, lounge, lovely kitchen/diner with doors to the rear garden, two double bedroom, modern fitted bathroom, gas central heating, double glazing. allocated parking, well maintained gardens overlooking surrounding countryside. Keys held for viewings. YOU MUST BE LIVING IN THE PARISH OF ESSENDON FOR A MINIMUM OF 12 MONTHS TO BE APPLICABLE TO PURCHASE THIS PROPERTY.



Recessed Porch

Light

Entrance Hall

Doors to:

Lounge

13'5 x 13'7 (4.09m x 4.14m)

Double glazed window to front, telephone and television points, radiator



Fitted Kitchen/diner

13'1 x 11'5 (3.99m x 3.48m)

Double glazed window and double doors to rear garden, radiator, range of fitted wall and base units with glazed display unit, integrated stainless steel electric oven, inset four ring gas hob with stainless steel chimney style extractor over, complementary work tops, single drainer sink unit with mixer tap and cupboards under, integrated fridge/freezer, wood effect flooring



Bedroom One

12'7 x 10'1 (3.84m x 3.07m)

Double glazed window to rear, built in double wardrobe, radiator



Bedroom Two

12'7 x 9'10 (3.84m x 3.00m)

Double glazed window to front, radiator.



Bathroom/wc

Opaque double glazed window to rear, panel enclosed bath with shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, low level wc, complimentary wall tiling, radiator, wood effect floor.



Rear Garden

Fabulous views with patio area to immediate rear extending to a good sized lawn, timber shed, outside light, picket fence to boundaries,

**Parking**

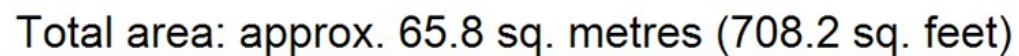
Private parking for one vehicle.


Please Note

Applicants for this property must be current residents within the Parish of Essendon and have been so for a minimum of one year.



Approx. 65.8 sq. metres (708.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		82	95
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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