



P U T T E R I L L S

est. 1992

9 Home Farm Court, Putteridge Park, Hertfordshire

Guide Price: £600,000

A unique four bedroom character property in the exclusive Putteridge Park Estate.

Home Farm Court dates back to the early 1800's, the Regency period, and forms part of a skilfully converted range of barns and farm buildings which were converted in 2001.

The stunning accommodation, totalling 1509 sqft is brimming with character, from the exposed beams to vaulted ceilings and latch hook doors all blended beautifully with modern attributes to include the well-appointed kitchen, twin bifold doors from the living room to the garden, along with modern bathrooms.

Recently decorated, the property briefly comprises a spacious entrance hall with vaulted ceiling, split staircases, cloakroom, beautiful open plan living accommodation leading to a stunning kitchen, and utility room. To the first floor the main bedroom has a walk-in wardrobe and en-suite. Along with three further bedrooms and a family bathroom, this is a lovely family home. Outside boasts a delightful 'wrap around' garden to enjoy the morning sunshine. There is the convenience of a gravelled driveway set behind a twin 5 bar gate and additional parking within the courtyard.

Home Farm Court is located within the Hertfordshire countryside with ease of access to the A505 where you can be in the popular market town of Hitchin within 10 minutes with shops, cafes and restaurants together with popular schools. For the commuter junction 10 of the M1 and Parkway Thames Link train station are both within easy reach.

Entrance Hall

Cloakroom

Sitting/Dining Room

21'11" x 20'10" (6.68m x 6.35m)

Kitchen/Breakfast Room

16'4" x 13'4" (4.98m x 4.06m)

Utility Room

First floor

Bedroom One

13'3" x 12'5" (4.04m x 3.78m)

En-Suite

Walk-in Wardrobe

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)

Bedroom Three

11'10" x 6'9" (3.6m x 2.06m)

Bedroom Four

11'9" x 8'2" (3.58m x 2.5m)

Bathroom

Parking

Gravelled drive providing parking for one vehicle and one further parking space in the courtyard area.

Garden

Tenure: Freehold

EPC: EER - C

Council Tax Band: G

Agents Note

The shared grounds are subject to a property management fee of £500 per annum. All owners in Home Farm Court run the management company i.e. are members or directors.

Viewing Information

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





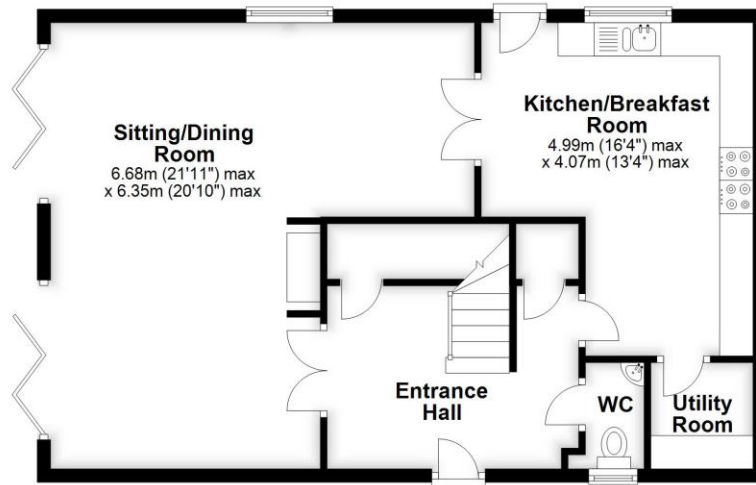






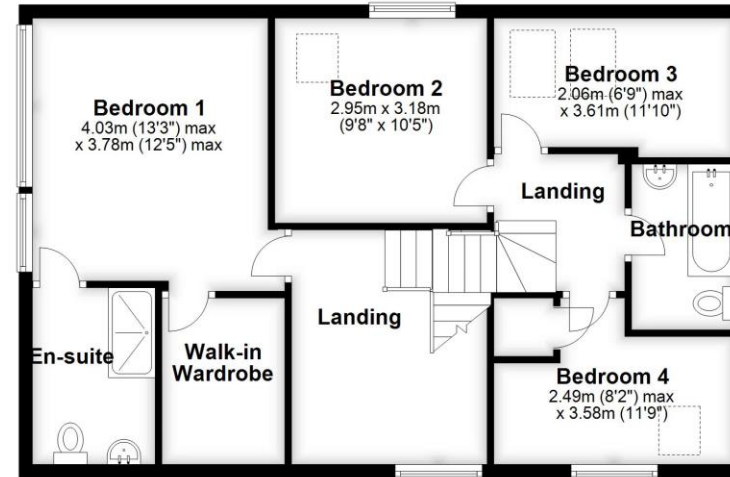
Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 140.2 sq. metres (1509.4 sq. feet)