



Castles

SWAN COTTAGES
Northall, Buckinghamshire

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Asking
Price
£300,000
(Freehold)

Castles



Swan Cottage is in the heart of Northall.



This well presented extended 2 bedroom cottage offers fantastic open plan living downstairs having previously been two separate rooms. The property has exposed beams adding a sense of character. The lounge with a brick fireplace and log burner, now seamlessly flows to the dining area. The well-proportioned kitchen, with a utility space offers views over the rear garden and French doors provide access to the garden beyond. Completing this floor is the family bathroom with bath and shower. Upstairs there are two well-proportioned bedrooms again with character features.

The front of the property has parking for 1 vehicle.

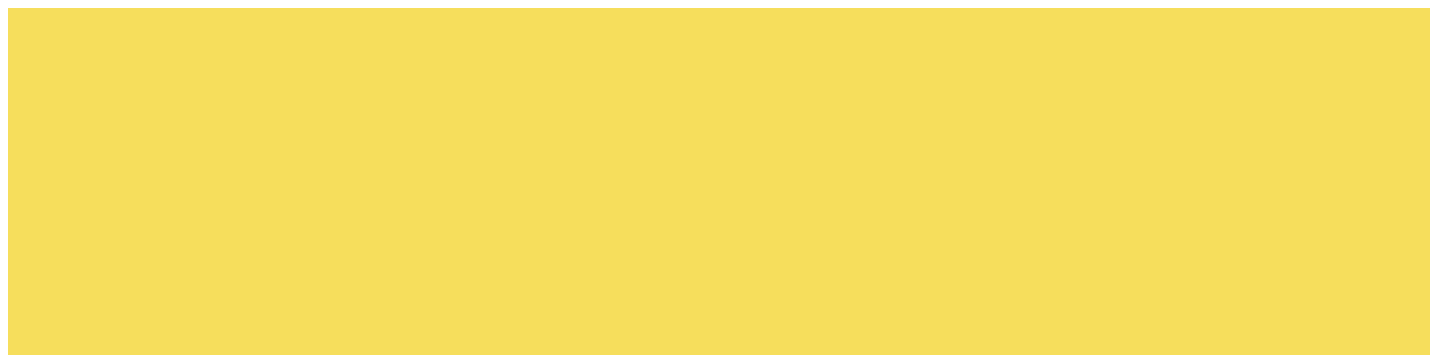
Swan Cottage is situated within the Buckinghamshire school catchment area and within walking distance to the Swan Pub.

Specifications

- Buckinghamshire school catchment area
- Village location
- Extended character cottage
- Open plan lounge/diner areas
- Kitchen with utility
- Rear garden and garage
- Parking to the front



The rear garden is a true selling point with patio area and generous lawn with convenient access to the garage



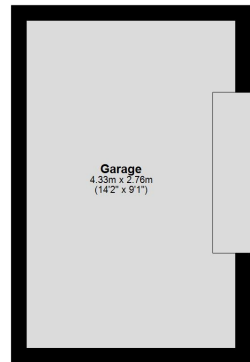
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

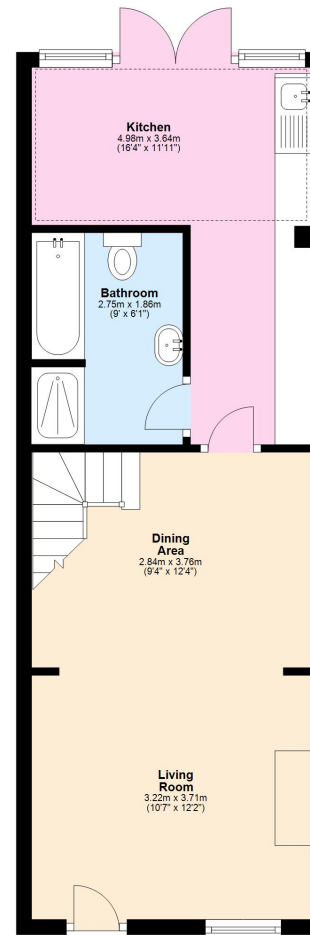
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: C
EPC Rating: F

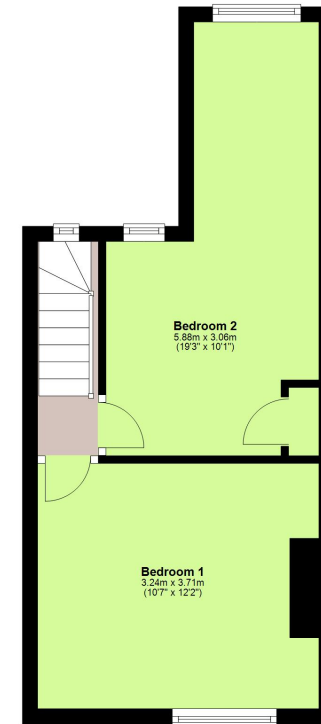
Outbuilding
Approx. 11.9 sq. metres (128.4 sq. feet)



Ground Floor
Approx. 41.0 sq. metres (441.8 sq. feet)



First Floor
Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

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