



249 Vardon Road, Pin Green, Hertfordshire SG1 5PY

£300,000 - Freehold

Property Summary

Guide price £300,000 315,000

Welcome to this charming two-bedroom house, perfectly positioned in a vibrant location with an abundance of local amenities right on your doorstep. Whether you're a first-time buyer, a young couple, or someone looking to downsize without compromising on space, this property offers a delightful blend of comfort and convenience.

Step inside to discover a spacious and generous lounge that invites you to relax and unwind. The room is flooded with natural light, creating a warm and welcoming atmosphere ideal for both entertaining guests and quiet evenings at home. The generous size ensures your living space feels open yet cosy, providing a perfect setting to make lasting memories.

The heart of the home is undoubtedly the kitchen/diner, which seamlessly combines practicality with style. Fully equipped and thoughtfully designed, this space is perfect for cooking up delicious meals while still enjoying the company of family or friends gathered around the dining area. The layout offers plenty of room to move, making everyday routines and special occasions equally enjoyable.

Both bedrooms are comfortable double rooms, spacious enough to accommodate a variety of furniture arrangements to suit your lifestyle. The bathroom is well-appointed, providing a fresh and functional space to start and end your day with ease. Throughout the property, you'll appreciate the feeling of ample space and thoughtful design, contributing to an overall sense of homeliness and comfort.

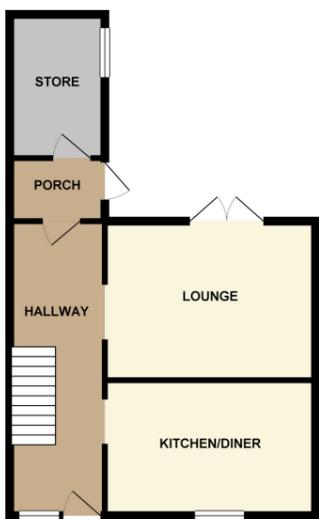
One of this property's standout features is its proximity to a wide range of local amenities. From shops and cafes to parks and schools, everything you need is just a short walk or drive away. This makes it perfect for those who value convenience and an active community lifestyle.

In summary, this two-bedroom house offers spacious living in a highly sought-after area, combining comfort, style, and



Room Descriptions

GROUND FLOOR 45.72 sq. m.
(492.08 sq. ft.)



1ST FLOOR 37.52 sq. m.
(403.87 sq. ft.)



TOTAL FLOOR AREA: 83.24 sq. m. (895.94 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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