



HUNTERS[®]

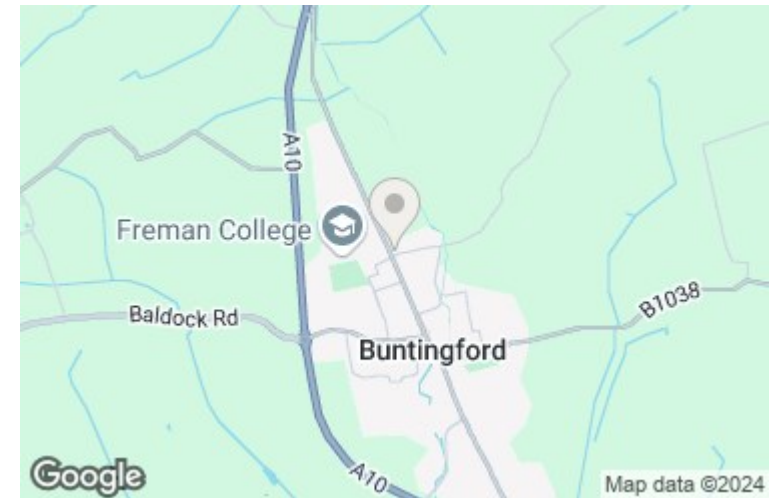
HERE TO GET *you* THERE

3 Vicarage Road, Buntingford, SG9 9BE

3 Vicarage Road, Buntingford, SG9 9BE Offers In The Region Of £498,000

Within a minutes walk to the High Street, this four bedroom semi detached family home is a must view. The property has a large kitchen/breakfast room, dual aspect sitting/dining room, downstairs cloakroom, four good size bedrooms, integral garage and large driveway.

- Four bedroom semi detached family home
- Recently extended to create fourth bedroom above the garage
- Garage has planning to be converted (Expires 2025)
- Dual aspect Sitting / Dining Room
- Large Kitchen / Breakfast Room
- Downstairs Cloakroom
- Ample parking plus the integral garage
- Walking distance to town centre

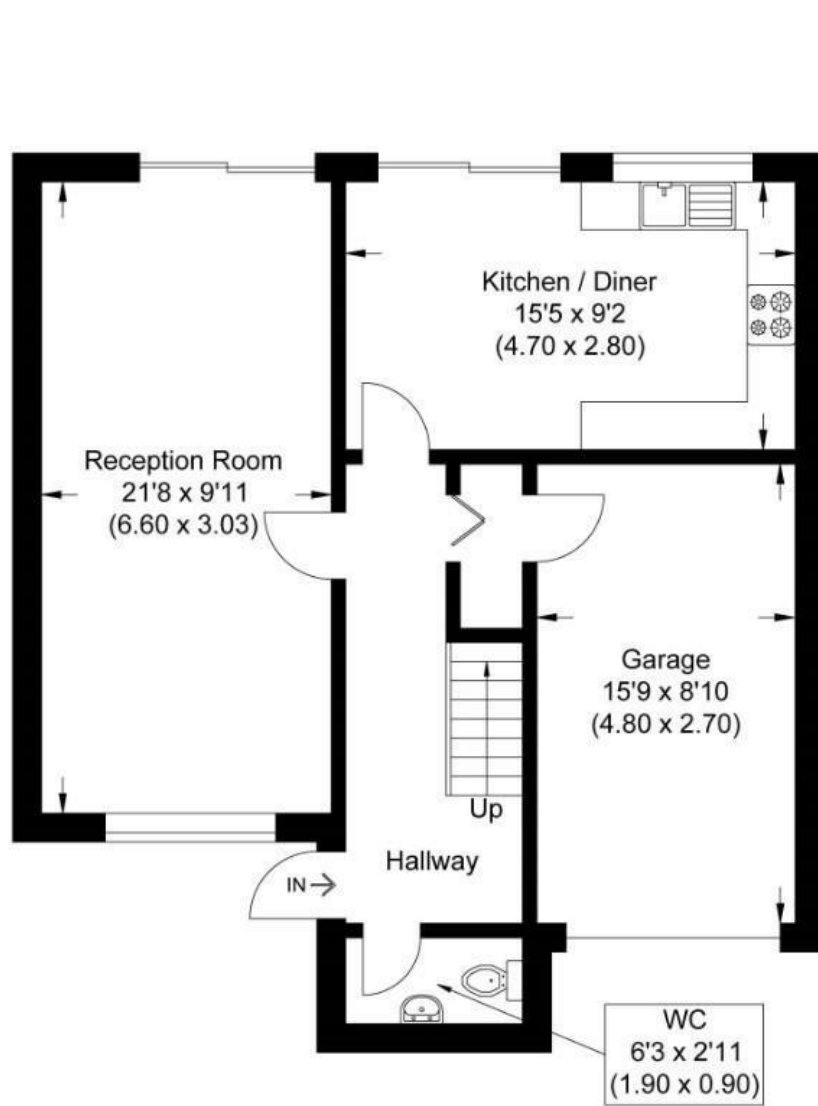


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

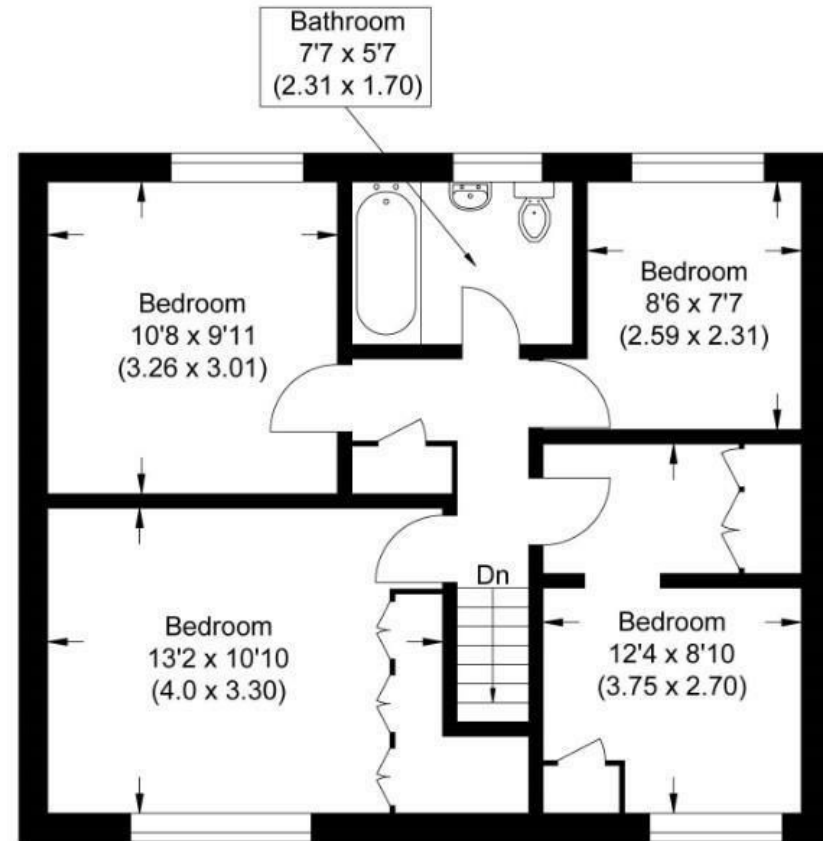
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Approximate Gross Internal Area
97.26 sq m / 1046.89 sq ft
(Excludes Garage)
Garage Area 12.96 sq m / 139.50 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.







