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HERE TO GET *you* THERE

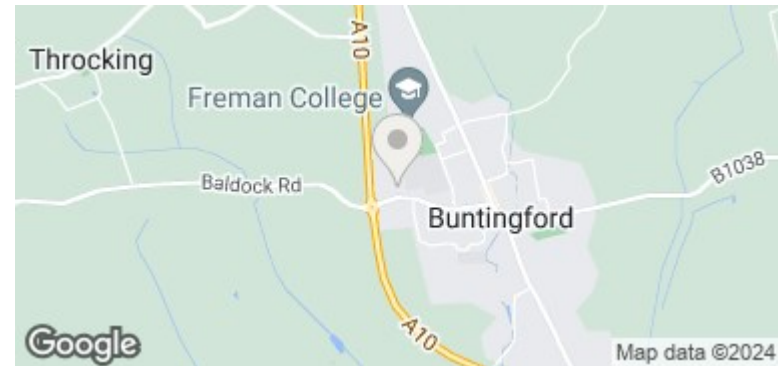
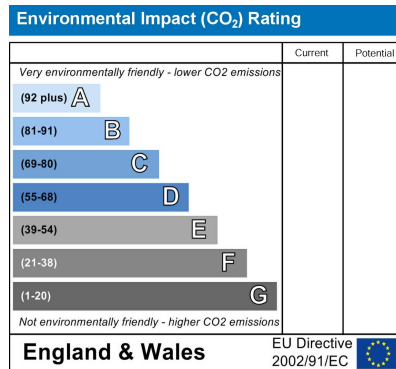
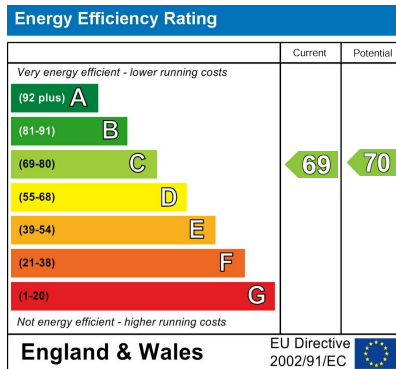
67 Greenways, Buntingford, SG9 9EG

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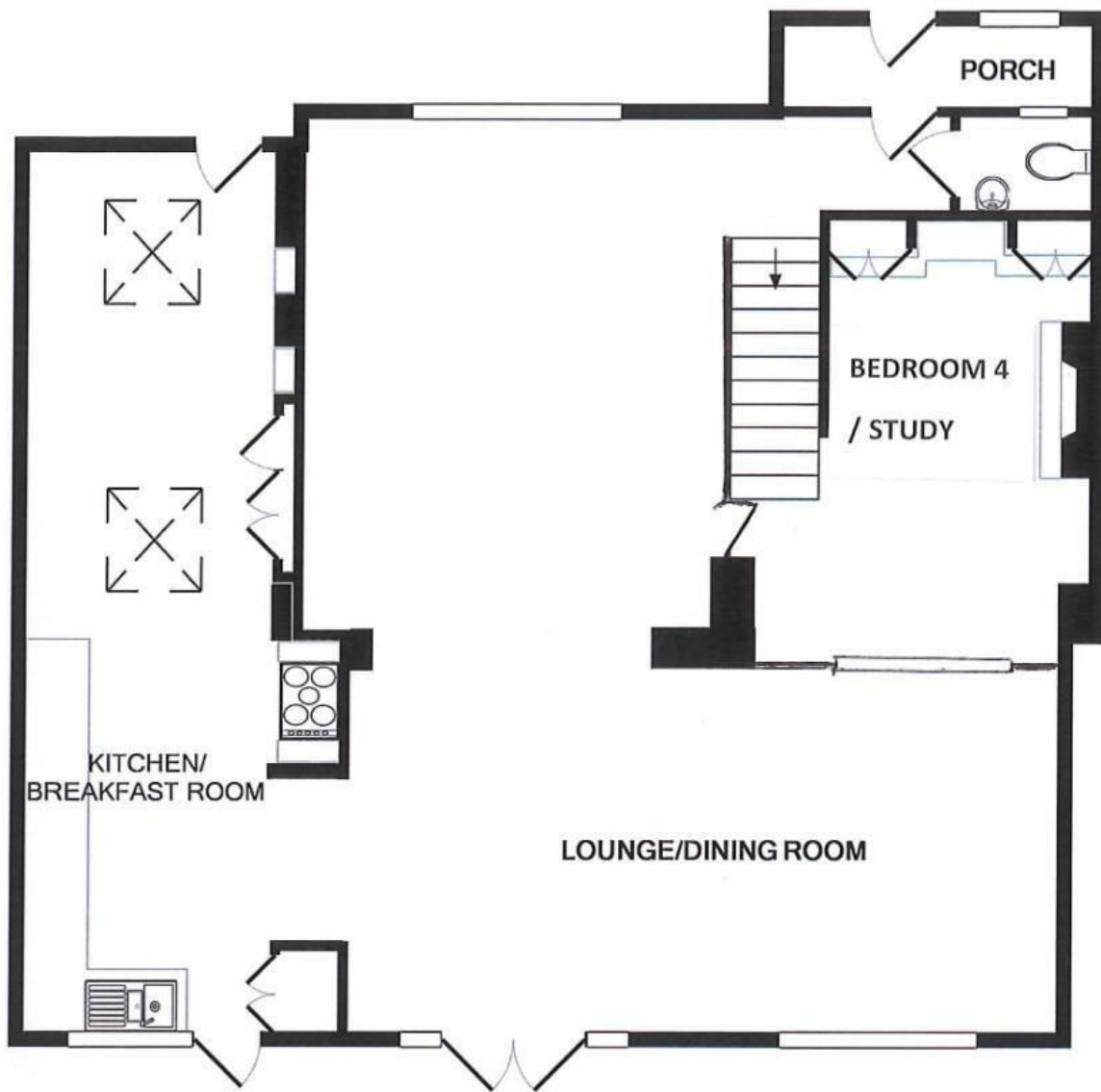
Asking Price £535,000

Excellent opportunity to acquire this extended family home offering over 1000 square feet on the ground floor, this truly stunning extended three / four bedroom family home finished to a high specification throughout, exceptionally large garden. Within walking distance of Town centre amenities and schools.

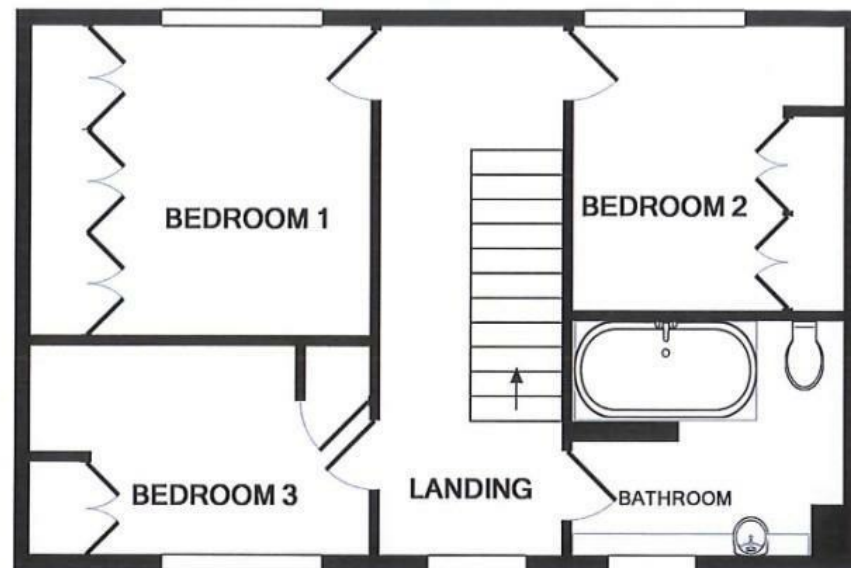
- Large dual aspect open plan lounge / dining area opening onto large raised sun deck.
- Welcoming entrance porch with bespoke shoes seats. Contemporary styled downstairs cloakroom.
- High quality bathroom with deep centre fill bath with power shower over and drench head.
- East facing 150' rear garden with raised sun deck.
- Bespoke refitted kitchen with large breakfast area featuring vaulted ceiling and exposed beams.
- Large galleried landing. Three bedrooms.
- Large front garden with ample off road parking to gravel drive.
- Large well constructed summer house, large apex roofed storage shed, Greenhouse and two large log stores.



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GROUND FLOOR
APPROX. FLOOR
AREA 1011 SQ.FT.
(94.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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ENTRANCE

Composite front door with leaded light.

ENTRANCE PORCH

10'3" x 3'4"

Half glazed door to lounge dining room. Two bespoke shoe storage seats. uPVC window to front. Tiled floor. Wall light point.

CLOAKROOM

4'9" x 3'3"

uPVC window to front. Refitted with low level WC with centre flush. Wall mounted contemporary glass wash hand basin with lever arm tap. Fully tiled. Radiator.

LOUNGE / DINING ROOM

29'3" x 24'1" Max

Large open plan dual aspect space, with uPVC bow window to front and uPVC French doors to rear flanked by matching glazed uPVC windows and further uPVC window to rear. Coving. Two radiators. Stairs to first floor with bull nose first step. Six panel Victorian style door to cloakroom. Open archway through to kitchen / breakfast room. Open through to snug. Two feature panelled walls. Porcelain tiled floor. The room has a beautiful outlook over the rear garden and sun deck.

BEDROOM FOUR / STUDY

13'6" x 8'10"

Feature open fireplace with Victorian style arch backed grate. Bespoke built in storage / display cupboards. Porcelain tiled floor. inset ceiling lights. Coving. Door to dining area and window to rear, borrowing light from lounge area.

KITCHEN / BREAKFAST ROOM

29'8" x 8'4"

Large dual aspect room with uPVC window to rear, half glazed uPVC to rear sun deck, composite door with leaded light and uPVC window to front with twin large velux style windows inset into vaulted ceiling over breakfast area. Exposed beams to this area also. Range of bespoke eye and base level units with roll top work surface and two inset stainless steel sinks and chrome mixer tap. Eye level wine rack. Space for upright fridge freezer. Dedicated cupboard space and plumbing for dishwasher and washing machine. Inset ceiling lights. Coving. Bespoke reveal for range cooker with tiled surround. Bespoke hidden storage cupboards with push locks. Raditor. Twin display niches with downlighters.

GALLERIED LANDING

16'5" x 5'11"

Large landing with uPVC window to rear. Coving. Inset ceiling lights. Six panel Victorian style doors to all first floor rooms.

FAMILY BATHROOM

8'8" x 7'2"

uPVC window to rear with obscured glass. Quality refitted room with deep centre fill bath with power shower over with drench head. Low level WC with centre flush. Vanity unit with contemporary Italian style ceramic sink and glass topped storage unit to side. Chrome ladder style towel rail. Fully tiled. Inset ceiling lights. Extractor fan.

MASTER BEDROOM

8'8" x 9'9" Floorspace

uPVC window to front. Coving. Radiator. Large bank of built in wardrobes.

BEDROOM TWO

9'0" x 8'9"

uPVC window to front. Radiator. Coving. Built in wardrobes. Loft access.

BEDROOM THREE

6'6" x 10'7"

uPVC window to rear. Radiator. Coving. Built in wardrobes and shelving.

FRONT GARDEN

Large gravel drive with space for several large vehicles. Raised flower beds with sleepers.

REAR GARDEN

East facing, approximately 150' long. Large raised sun deck with steps down to area laid mostly to lawn. Numerous mature feature shrubs. Two large log stores. Vegetable garden. Greenhouse. Outside tap.

SUMMER HOUSE

16'6" x 10'0"

Large timber construction with tiled roof, French doors with matching glazed side panels to both ends and large picture window to side.

STORAGE SHED

12'0" x 8'0"

Window to side. Double doors to front.











