



HUNTERS[®]
HERE TO GET *you* THERE

7 Parker Drive, Buntingford, SG9 9GL

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Offers In Excess Of £400,000

Set on the popular Fairview Village development, this modern very well presented two double bedroom end of terrace home benefits from en-suite to master bedroom, integrated kitchen, two allocated off street parking bays and a South Facing rear garden.

- Two double bedroom end terrace home
- Ground Floor Cloakroom
- Master bedroom With En-Suite
- Off Road Parking For Two Vehicles
- Integrated kitchen
- Sunny lounge / diner
- South facing garden with gated side access
- Popular new development

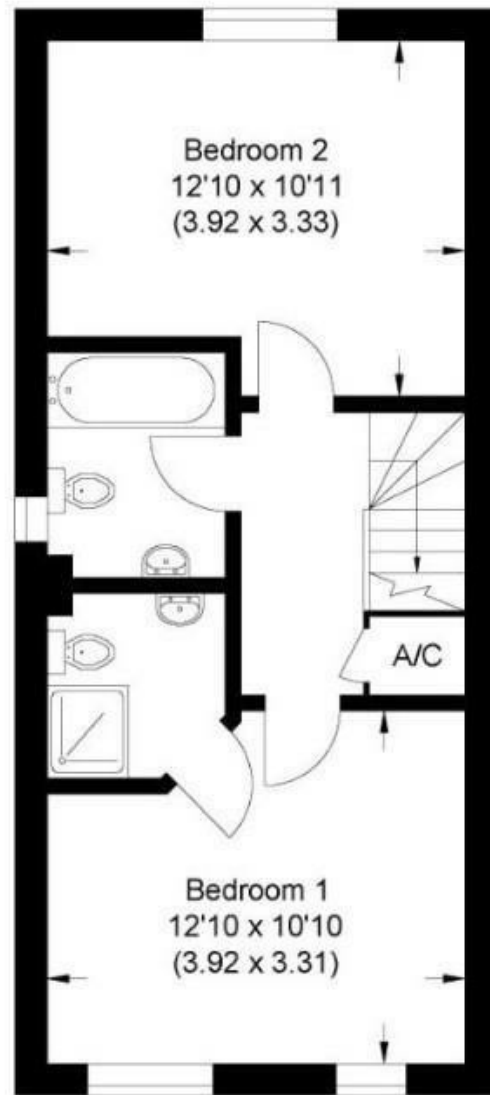
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	97
(81-91) B	85
(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

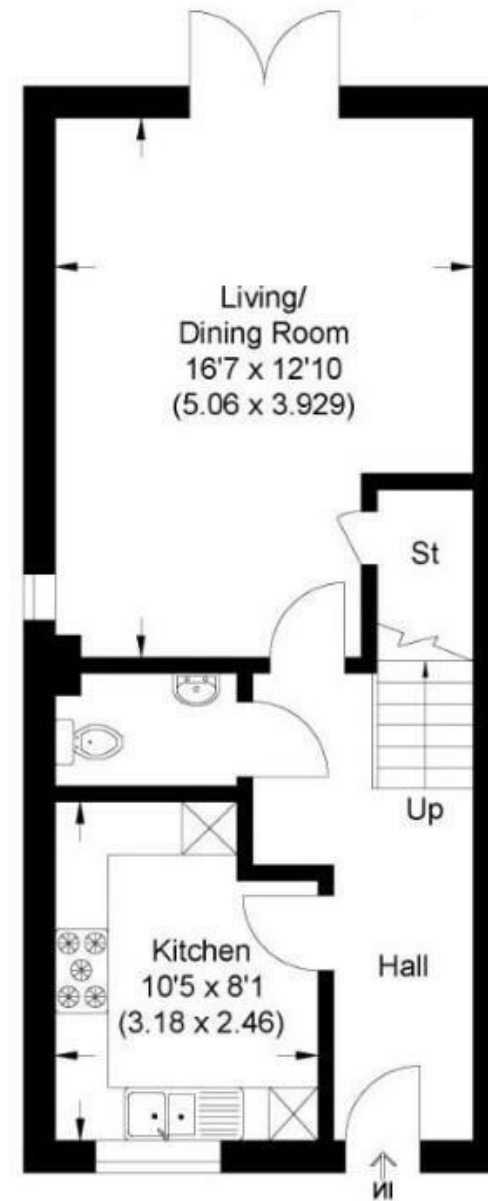


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Approximate Gross Internal Area
75.2 sq m / 809.44 sq ft



First Floor



Ground Floor

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

ENTRANCE HALL

Stairs to first floor. Radiator.

KITCHEN

10'4" x 8'0"

Window to front aspect. Fitted with a range of matching wall and base units. Granite worktop with 1 1/2 bowl sink. Electric cooker and gas hob with extractor fan over. Integrated dishwasher, fridge/freezer and washer dryer.

CLOAKROOM

Low level W.C. Wash hand basin. Radiator.

LIVING ROOM

16'7" x 12'10" max

Radiator. French doors to rear garden. Window to side aspect. Under stairs cupboard.

FIRST FLOOR

LANDING

Galleried landing. Airing cupboard housing hot water tank.

MASTER BEDROOM

12'9" x 10'10"

Two windows to front aspect. Radiator. Door to:

ENSUITE SHOWERROOM

Fully tiled. Shower cubicle, low level flush w/c and wash hand basin.

BEDROOM 2

12'9" x 9'4"

Window to rear aspect. Radiator.

FAMILY BATHROOM

Fully tiled. Window to side aspect. Heated towel rail. Suite comprising of bath with shower attachment, low level w/c and wash hand basin.

FRONT GARDEN

Off road parking for two vehicles. Small garden area. Gated access to rear garden.

REAR GARDEN

South facing. Fully enclosed with wooden fencing. Mainly laid to lawn with patio area. Timber shed. Gated side access.







