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48 Oak End, Buntingford, SG9 9BU

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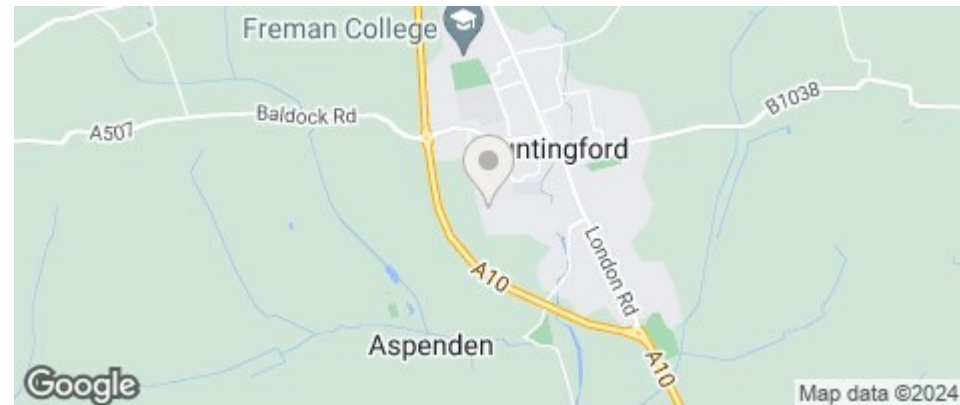
Price £580,000

Fantastic four bedroom detached home situated within a quiet cul-de-sac in one of Buntingford's sought after developments. The property offers a spacious living room, large kitchen/breakfast room, a garage which has been converted into a utility plus store room, a conservatory, en-suite to master bedroom and a downstairs cloakroom. The garden has been landscaped, has an outdoor kitchen/bar and steel framed pergola. Driveway parking for 2 vehicles. Must be viewed to fully appreciate!

- Four bedroom detached family home.
- Large kitchen / diner
- En-suite and Air conditioning to master bedroom
- Landscaped low maintenance garden
- Outside kitchen bar
- Quiet sought after location
- Conservatory
- Shutters to most windows
- USB ports to most rooms
- Driveway for two vehicles

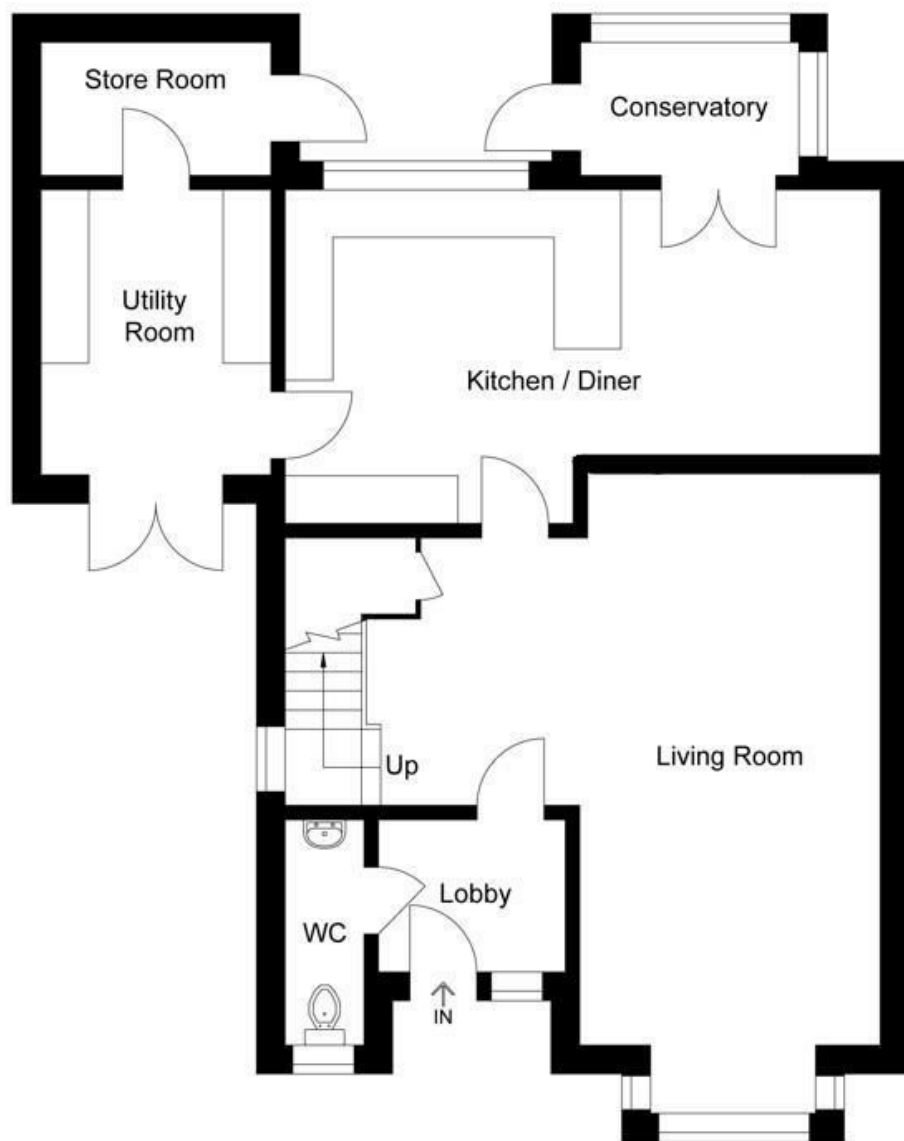
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

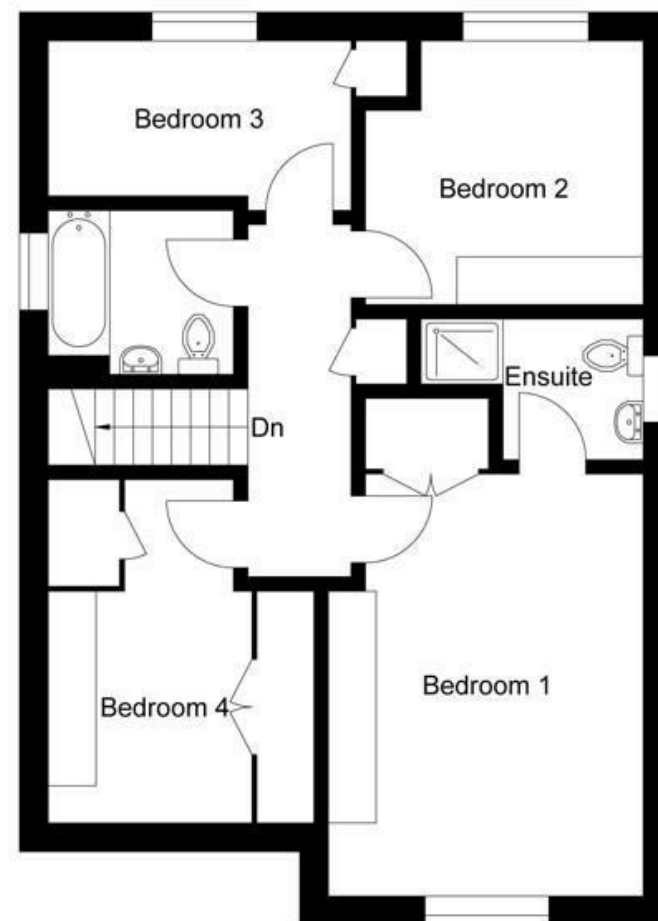


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Approximate Gross Internal Area
111.0 sq m / 1194.79 sq ft
(Excludes Garage)



Ground Floor



First Floor

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

Entrance

Steps leading to UPVC and glazed front door. Security lamps.

Entrance Hall

Wood effect flooring. Radiator. Doors to:

Cloakroom

Vanity wash hand basin. Low level flush w/c. Radiator. Obscure window with shutter to front aspect. Partially tiled walls. Wood effect flooring. Houses consumer unit. PIR sensor ceiling light.

Sitting Room

16'11" x 14'11"

Box bay window to front aspect with shutters. Window to side aspect with shutter. Two radiators. USB electric ports. Feature electric fireplace. Stairs to first floor. Under stairs cupboard. Door to:

Kitchen / Diner

18'9" x 10'5"

Extensive range of wall and base level units including larder cupboards and breakfast bar with laminated countertop over. Integrated Neff oven and 5 ring gas hob with extractor over. Integrated fridge/freezer and dishwasher.

One and a half sink and drainer in complementary black composite with black pull out tap, filter tap and Quooker tap. Vinyl flooring. Inset ceiling lights. Houses boiler. Window to garden aspect. Door to utility and store room. Opens through to dining area. Door to conservatory.

Conservatory

8'9" x 7'6"

Wood effect flooring. Sliding doors to garden.

Utility

Range of wall and base level units. Space and plumbing for washing machine and tumble dryer. Door to store.

Store

Shelved with extra eaves storage. Power. Door to garden.

First Floor

Turning stairs to:

Landing

Airing cupboard houses the water tank. USB ports. Doors to:

Master Bedroom

12'9" x 10'5"

Double built in wardrobe. Windows with shutters to front aspect. Air conditioning. USB ports. Door to:

En-Suite

7'4" x 4'9"

Shower cubicle with drench head and hand held shower. Vanity wash hand basin. Low level flush w/c. Vinyl flooring. Tiled walls. PIR sensor ceiling light. Extractor fan. Obscure window to side aspect with shutter.

Bedroom Two

10'0" x 10'0"

Fitted mirrored wardrobe. Radiator. Window to garden aspect. USB point.

Bedroom Three

10'0" x 9'8"

Built in wardrobe. Radiator. Window to garden aspect. USB points.

Bedroom Four

9'8" x 6'0"

Currently used as a dressing room with two double built in wardrobes plus a single cupboard. Radiator. Window to front aspect with shutters.

Bathroom

6'5" x 6'2"

P shape bath with drench head and hand held shower over. Vanity wash hand basin. Low level flush w/c. Radiator. Vinyl flooring. Extractor fan. Obscure window to side aspect with shutter. Access to half boarded loft with pull down ladder.

Outside**Front Garden**

Artificial lawn. Stone filled borders.

Driveway

Driveway for two vehicles to the side of the property.

Rear Garden

Landscaped garden with sectioned areas for entertaining. Patio area next to the conservatory. Seating area with metal framed pergola and canopy over. Artificial lawn with raised beds. Outside kitchen/bar with power and lights over. Access to store. Side access with security lights.









