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5 Pilgrims Row, Westmill, Buntingford, SG9 9LQ

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Price £425,000

Gorgeous Two bedroom Grade II listed cottage in the desirable picturesque village of Westmill. Pilgrims Row is a terrace of cottages within a conservation area. The property has been renovated to enable it's buyer to move in and un-pack with ease. Offered chain free!

- Two Bedroom cottage in the desirable village of Westmill
- Grade II Listed
- Sitting Room with wood burner
- Separate dining room
- First floor bathroom
- No upward chain
- Secluded garden with brick built storage shed
- Fully electric
- Easy access to A10
- Recently undergone refurbishments

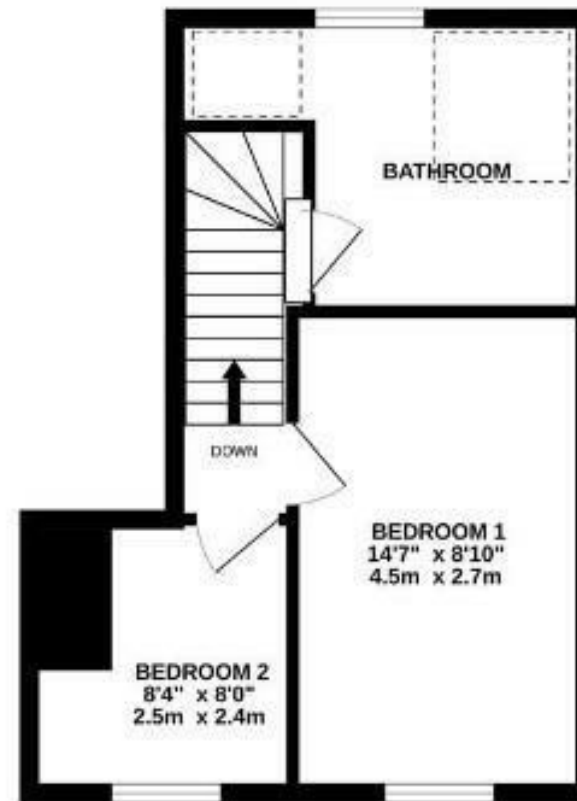


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GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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

Timber entrance door leading to:

## Entrance Lobby

Cupboard housing consumer unit. Door to:

## Sitting Room

14'6" x 12'4"

Wood burning stove set within brick fireplace. Radiator. Sash window to front aspect. Exposed beams. Wall lights. Built in storage cupboards. Timber and glazed door to:

## Dining Room

12'4" x 11'1"

Wall lights. Under-stairs cupboard. Radiator. Door to staircase. Opens through to:

## Kitchen

9'4" x 7'6" < 12'7"

Range of matching eye and base level units with timber counter-top. Stainless steel drainer sink with mixer tap. Integrated electric oven with 4 ring electric hob and

extractor over. Space for washing machine, fridge and freezer. Tiled splashbacks. Quarry tile floor. Electric radiator. Window to garden aspect. Stable door to rear garden.

## First Floor

Turning stairs leading to:

## Landing

Velux window to rear. Doors to:

## Master Bedroom

14'7" x 8'11"

Window to front aspect. Electric radiator. Exposed beams.

## Bedroom Two

8'3" x 8'0"

Sash window to front aspect. Electric radiator. Exposed brickwork. Storage cupboard. Access to loft.

## Bathroom

Claw foot roll top bath. Wash hand basin. Low level flush w/c. Extractor fan. Tiled splash backs. Timber floor. Exposed beams. Electric radiator. Obscure window

to rear aspect. built in cupboards. Houses hot water immersion tank.

## Outside

### Front

Small flower bed with dwarf box hedging. Street parking in front.

### Rear Garden

39'11" approximately

Approximately 39ft long garden with powered brick built outbuilding. Brick built storage.

Outside tap. Security light. Neighbour has right of access to the end of the garden.

### Agents Note

what3words: ///cigar.entitles.reservoir





