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Lyncroft Hill View, Buckland, SG9 0PY

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Offers In Excess Of £600,000

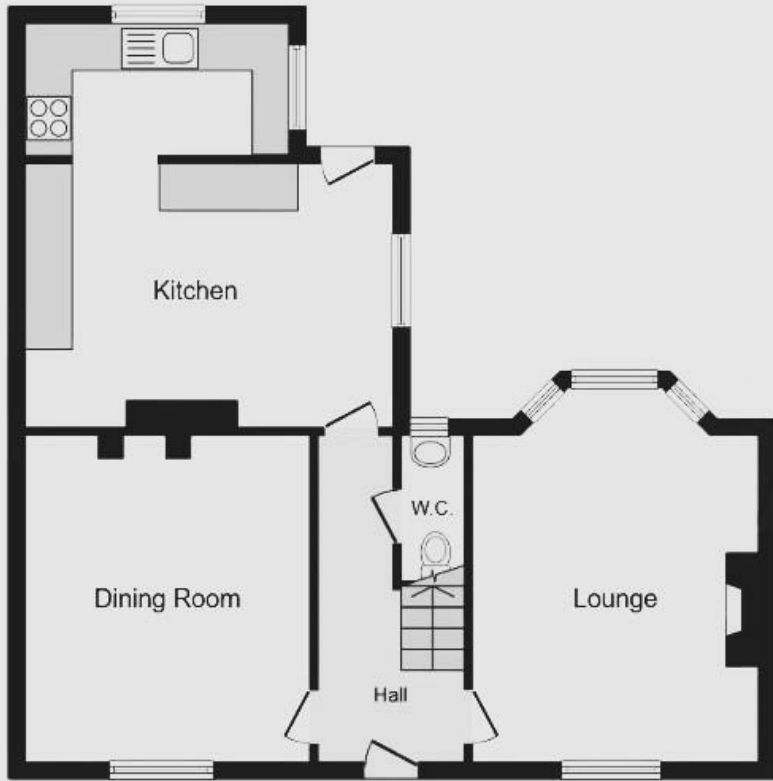
Period Detached which needs to be viewed inside and to the rear to appreciate all it has to offer.

This superb family home offering spacious 4 bedroom accommodation which is well presented throughout. The property benefits from a large rear garden with more than ample parking and a huge entertainment lounge which compliments the outside space. Viewing really will not disappoint. Potential building plot subject to planning.

- 4 bedroom detached house
- Separate lounge and dining rooms
- Outdoor bar and kitchen
- Outdoor entertainment lounge
- Parking for several vehicles
- Potential building plot subject to planning



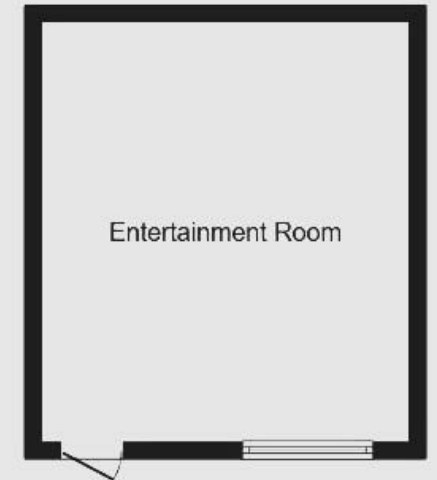
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Ground Floor



First Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance

Door to entrance hall.

Entrance Hall

Stairs off to first floor landing. Radiator.

Cloakroom

Low level flush W/C. Wash hand basin.

Lounge

13'6" x 11'5" + bay window depth
Dual aspect room. Feature fireplace with wood-burning stove, hearth and surround with mantle over. Radiator, double glazed window to front, double glazed bay window to rear.

Dining Room

13'5" x 11'6"
Feature fireplace with exposed chimney breast. Radiator, double glazed window to front.

Kitchen / Breakfast Room

16'11" x 14'9" max
Fitted kitchen comprising integrated oven and hob with extractor over. On and a half stainless steel sink unit with mixer taps and work surface surrounds. Space and plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Twin double glazed windows to rear. Part wall tiling. Further range of base and wall units, breakfast bar. Stable door to rear.

Staircase to first floor

Staircase from entrance hall to first floor landing.

Landing

Access to loft.

Master Bedroom

15'7" x 11'10"
Radiator, double glazed windows to front and rear.

Bedroom Two

12'2" x 9'6"
Radiator, double glazed window to front.

Bedroom Three

10'2" x 8'5"
Radiator, double glazed window to front.

Bedroom Four

14'2" x 7'8"
Radiator, double glazed window to front.

Bathroom

Suite comprising bath with shower attachment over, low level flush WC, wash hand basin, double glazed window to rear.

Outside

Driveway

Double gated to further parking spaces.


Entertainment Lounge

Fully insulated. Radiator, double glazed window to front.

Garden

Large lawned area with fence surround, extensive outdoor entertaining space including Tikki bar.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



