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Pendle Bowling Green Lane, Buntingford, Hertfordshire, SG9
9DF

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Price £1,250,000

Set on a plot of 1/3 acre in the heart of this sought after East Hertfordshire Market Town this large seven bedroom detached property offers in excess of 3200 square feet of living accommodation. ALSO BENEFITTING FROM A WALLED GARDEN AND A LARGE DETACHED DOUBLE GARAGE. The plot may offer further development opportunity, such as children's home or building a further home in the grounds, subject to planning consents.

**Stunning entrance hall with impressive galleried landing over.
Large drawing room with feature fireplace.
Separate sitting room opening onto Victorian style conservatory.
Large fully fitted kitchen / breakfast room. Further kitchen.
Master suite with dressing room and en suite bathroom.
Six further double bedrooms.
Large Detached Double Garage.
South East facing walled rear Garden.
Lapsed planning to convert to Hotel.
Council tax band; G**

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1ST FLOOR
APPROX. FLOOR
AREA 1312 SQ.FT.
(121.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3325 SQ.FT. (308.9 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 misstatement. 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.
Made with Metropia 02/17

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	67
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		40	61
England & Wales		EU Directive 2002/91/EC	

ROOM

EN-SUITE SHOWER ROOM

Panel bath with shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor. Extensive tiled splash backs. Ceramic tiled floor. Airing cupboard housing factory lagged hot water cylinder.

GROUND FLOOR

Entrance

Covered entrance supported by fluted Doric columns. Half glazed door flanked by carriage lamps to:

Lobby

Ceramic tiled floor. Built in cupboards. Door to:

Entrance Hall

18'0" x 17'0"

Impressive area with central staircase to first floor. Ceramic tiled floor. Three radiators. Coving. Window to front. Plaster ceiling roses. Fitted cupboards.

ENTRANCE HALL

17'5" x 10'8"

Window to front. Door to second staircase. Radiator. Coving. Door to:

Cloakroom

Low level WC. Wash hand basin with cupboard below. Extractor. Half tiled walls. Ceramic tiled floor. Radiator.

Kitchen / Breakfast Room

18'4" x 18'0"

Window to rear. Range of matching eye and base level units. Roll top work surface with inset ceramic one and half bowl single drainer sink. Matching glazed dresser unit. Inset ceiling lights. Ceramic floor. Stainless extractor hood with space for range style cooker below. Work top lighting. Double radiator. Walk in boiler cupboard, housing gas fired central heating boiler. Door to entrance hall and door to:

Second Kitchen / Utility Room

10'8" x 6'6"

Window to rear with half glazed door to rear. Range of eye and base level units. Roll top work surfaces. Inset stainless steel sink and drainer. Space for cooker. Quarry tiled floor. Double radiator. Appliance space.

Sitting Room

18'5" x 11'10"

Window to front. Regency style fireplace with inset gas fire. Double radiator. Laminate flooring. Twin glazed doors to:

Conservatory

14'9" x 12'0"

Double glazed. Twin doors to rear sun terrace. Door to kitchen / breakfast room. Radiator. Blinds. Ceramic tiled floor.

Drawing Room

28'0" x 14'0"

Dual aspect room with bay window to front and fully glazed doors to rear. Feature fireplace with inset electric coal effect fire. Dado rail. Coving. Plaster ceiling roses.

FIRST FLOOR

Large Galleried Landing

Feature arched window to front. Double radiator. Opening to:

Bedroom Three

13'0" x 8'0"

Arch Window. Radiator. Walk in wardrobe with shelves cupboards and hanging rail.

Laundry / Ironing Room

10'0" x 7'6"

Window to rear. Space and plumbing for washing machine. Vent for tumble dryer. Door to:

Guest Bedroom

Window to front. Radiator. Laminate flooring. Range of built in wardrobes.

En Suite Shower Room

Low level WC. Wash hand basin. Radiator. Extractor. Disabled persons shower cubicle.

Family Bathroom

Window to rear. Panelled bath. Large quadrant glass shower cubicle. Low level WC. Vanity unit with inset wash hand basin. Chrome heated towel rail. Ceramic floor. Inset ceiling lights.

Bedroom Four

15'1" x 10'0"

Window. Radiator. Range of built in wardrobes. Drawers and dressing table.

Rear Landing

Second staircase to ground floor.

Master Bedroom

15'0" x 14'0"

Window to front. Range of fitted wardrobes with mirrored doors, storage cupboards, bedside units and matching drawer and shelf unit. Arch through to:

En Suite Bathroom

Window to rear. Panelled bath. Wash hand basin with cupboard below. Low level WC. Chrome heated towel rail. Inset ceiling lights. Half tiled walls.

Dressing Room

7'10" x 6'10"

Fitted wardrobes and dressing table. Radiator.

Inner Landing

Radiator. Stairs to second floor. Under stairs cupboard.

SECOND FLOOR

Bedroom Six

10'3" x 8'7"

Window to rear. Double radiator.

Bedroom Five

14'0" x 9'10"

Window to rear. Radiator. Storage cupboard.

En Suite

Low level WC. Wash hand basin. Tiled floor.

Landing

OUTSIDE

Front Garden

Property is approached from Bowling Green Lane via wide drop curb and accessed via newly fitted electric wrought iron gates leading to Large sweeping block pavior drive providing ample parking. Side access to rear garden.

Rear Garden

South East facing. Partially walled. Large paved sun terrace with steps down to mature lawns with shrubs, trees and flower beds. Outside tap and stainless steel sink.

Detached Garage

19'9" x 33'0"

Twin up and over doors. Separate door with window to side to integral workshop.

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<i>Not energy efficient - higher running costs</i>		
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 by the agent, consultant or agent. We have not visited 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.		

England & Wales

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