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The Laurels 5 Bakehouse Court, High Street, Buntingford,
SG9 9FD

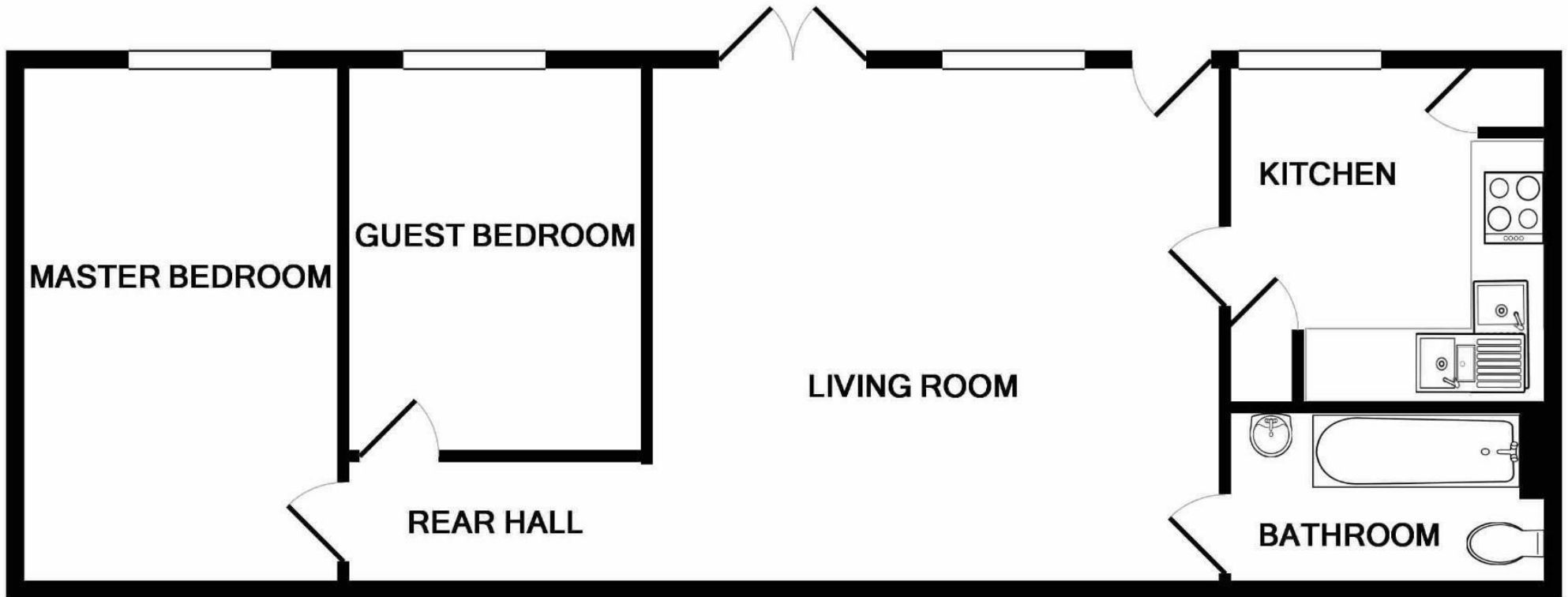
The Laurels 5 Bakehouse Court, High Street, Buntingford, SG9 9FD

£420,000

Rare opportunity to acquire a centrally located two bedroom detached bungalow, benefitting from private South facing garden and allocated parking space. Property is available with no upward chain. Available for viewings.

- Hand finished oak latched and ledged doors throughout.
- Quality solid oak fitted kitchen and floor.
- Further double bedroom. Quality refitted shower room.
- Allocated parking.
- No upward chain.
- Large living room with vaulted ceiling with exposed A frames and solid oak floor.
- Master bedroom with vaulted ceiling.
- High quality lighting used throughout.
- South facing rear garden.

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TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 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 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

Storm canopy over. Twin carriage lamps. Painted wooden front door.

Living Room

15'7" x 14'3"

Double glazed multi pane window to front and French doors to front elevation. Radiator. Vaulted ceiling with twin exposed A trusses. Solid oak floor. Twin five light chandeliers and twin uplighters. Hand finished solid oak latched and ledged door to kitchen.

Kitchen

9'3" x 8'7"

Solid oak floor. Double glazed multi pane windows to front. Radiator. Four recessed spot lights. Range of base and eye level units. Two full height units, one of which houses the Heatrae Sadia central heating boiler and the other housing Space for upright Fridge/freezer. Soft closures to all the doors and drawers Roll top work surface with inset Bosch ceramic Hob with extractor over and built-in electric Bosch Fan Oven. Space and plumbing for washing machine and 450mm wide dishwasher. Corner quadrant inset stainless steel, twin bowl, single drainer sink with Neostrahl monoblock chrome tap. Extensive tiled splash backs. Concealed lighting.

Shower Room

8'5" x 4'6"

Hand finished solid oak latched and ledged door with wrought iron fittings. White suite comprising: low level w.c. with centre flush, large walk in shower cubicle, pedestal wash hand basin with pillar style taps. Extensive tiled splash backs. Mirror and fluorescent light over. Ladder style heated towel rail. Loft hatch. Vinyl flooring. Emcovent extractor fan.

Rear Hall

8'6" x 3'2"

Radiator Solid oak flooring.

Guest Bedroom

10'7" x 8'2"

Hand finished solid oak latched and ledged door with wrought iron fittings. Double glazed window to front. Radiator. Loft access. Berber fitted carpet.

Master Bedroom

14'2" x 8'9"

Hand finished solid oak latched and ledged door with wrought iron fittings. Vaulted ceiling with exposed beam. Double glazed window to front. Radiator. Three lamp chandelier with matching twin wall lights. Berber fitted carpet.

Outside


Garden

South facing garden with area laid to astro turf. Large sun terrace. Raised terrace with large apex roof shed. Outside tap. Walled to two sides of garden and close panel fenced to third side. Landscaped with Portuguese laurels, red robin, forsythia and further shrubs. Access path screened with Portuguese laurels.

Parking

Single car park space on block paved drive edged with granite set. Bin storage area. (Located next to the bungalow LHS bay)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(39-54) E		
(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.





