



HUNTERS[®]

HERE TO GET *you* THERE

32 St. Nicholas Field, Berden, CM23 1AX

32 St. Nicholas Field, Berden, CM23 1AX

Price £650,000

Unique four bedroom chalet bungalow which has been completely refurbished and is set within the picturesque village of Berden, Essex. Bright and spacious throughout with two bedrooms and a bathroom downstairs plus a further two bedrooms and shower room upstairs. Open plan living accommodation along with a large conservatory overlooking the landscaped walled garden. No upward chain and the buyer has the choice of flooring.*

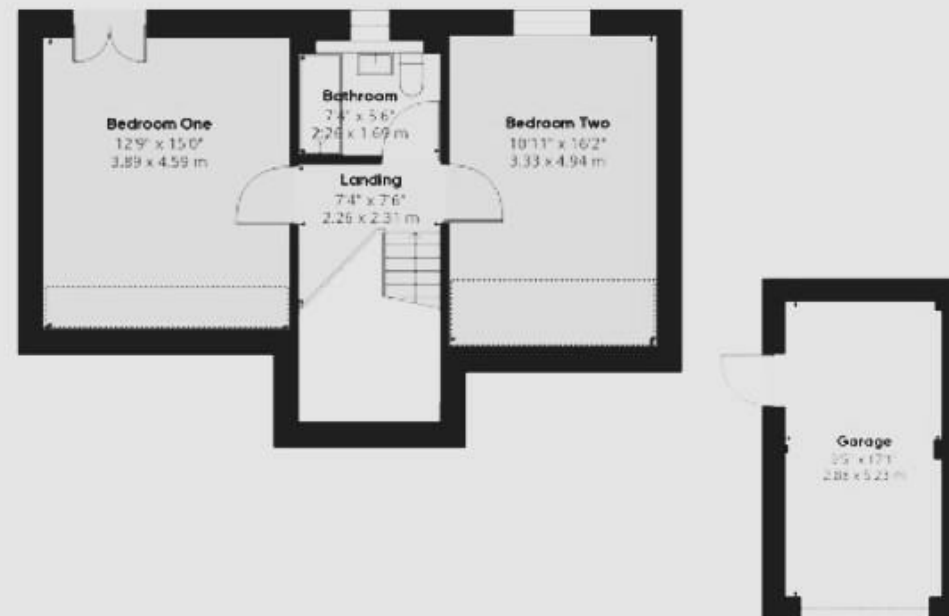
- Recently refurbished detached four bedroom chalet bungalow
- Open plan living area
- Large conservatory
- Detached garage
- Flooring of your choice
- Bathroom plus shower room
- Integrated kitchen
- Parking for four vehicles
- Landscaped garden
- Chain free!



Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391
buntingford@hunters.com | www.hunters.com



Floor 1



Floor 2

Entrance

Hallway

7'5" x 13'9"

Timber and obscure glazed window front door.

Obscure windows to front and side aspects. Inset ceiling lights. Turning stairs to first floor. Radiator. Doors to:

Open plan lounge/kitchen/diner

19'10" x 20'1"

Dual facing lounge/dining area. Inset ceiling lights. Two radiators. Kitchen area is well equipped with integrated fridge, freezer, electric oven & hob with extractor over. Integrated dishwasher and washing machine. Complementary countertops with splashbacks. Stainless steel sink with mixer tap. Double glazed doors to:

Conservatory

10'8" x 16'9"

Large conservatory with French doors leading on to garden. Radiator. Wall lights.

Bedroom Three

9'7" x 13'10"

Dual aspect to front and side. Radiator. Inset ceiling lights.

Bedroom Four

6'9" x 12'0"

Window to side aspect. Radiator. Houses electric meter.

Downstairs Bathroom

5'8" x 6'7"

Suite comprises of panel bath with hand held shower, vanity wash hand basin, low level flush w/c. Touch light wall mounted mirror cabinet. Chrome ladder style radiator. Extractor fan. Obscure window to rear aspect. Inset ceiling lights.

Cupboard

Houses hot water tank.

First Floor

Galleried Landing

Bright galleried landing with Velux window to front aspect. Door to:

Bedroom One

12'9" x 15'0"

Dual facing with Velux to front aspect and Juliette balcony to rear aspect. Radiator. Inset ceiling lights.

Bedroom Two

10'11" x 16'2"

Dual facing with window to rear aspect and Velux to front aspect. Radiator. Inset ceiling lights.

Shower Room

5'6" x 7'4"

Double length walk-in shower with drench head and hand held shower. Floating vanity wash hand basin with wall mounted touch light mirror cabinet over. Low level flush w/c. Extractor fan. Inset ceiling lights. Obscure window to rear aspect. Chrome ladder style radiator.

Outside

Front

Small wall in front of the property with path leading to front door.

Rear Garden

Landscaped garden with a good sized patio area and path framed lawn. Low maintenance shrubs. Walled to rear. Oil boiler and concealed oil tank. Access to garage. Outside tap.

Driveway and Garage


Parking for up to four vehicles. Drive leads to the garage to the rear. Garage with up and over door plus privacy door to the side. Power.

Agents Note

Oil heating.

*Buyer can choose flooring after exchange of contracts.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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.



