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32 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

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Price £465,000

Larger than average semi-detached home with garage and double driveway. 3 bedroom town house offering a versatile layout with the potential of using the first floor sitting room as a fourth bedroom. Compact garden recently landscaped. Offered with no upward chain!

- 3/4 Bedroom - Beautifully presented town house.
- High end blinds fitted throughout.
- EPC Band C
- Integral single garage. .
- All Neff appliances & high end blinds fitted throughout.
- Spacious main open plan living area to ground floor with South westerly aspect.
- Sitting room / Bedroom four with Juliet balcony to first floor.
- Master suite and bedroom three to second floor.
- South West facing rear garden.
- Council Tax Band E

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Ground Floor



First Floor



Second Floor

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.

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			
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			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE

Entrance vestibule with light leading to half glazed composite front door.

STORAGE CUPBOARD

2'5" x 3'2"

Timber latched door with vent above.

ENTRANCE HALL

12'4" x 4'3"

Stylishly presented with Karndean wood flooring, radiator with decorative cover, turning stairs to first floor, doors to cloakroom and kitchen / dining room. Italian feature wallpaper. Privacy door to garage.

CLOAKROOM

3'2" x 6'0"

Obscured glass window to side. White suite comprising contemporary styled vanity unit with tiled splash back and low level WC with centre flush. Radiator. Karndean wood flooring.

KITCHEN DINING ROOM

16'2" x 11'1"

Re-fitted kitchen with a wide range of soft-close wall and base units with work surfaces over, Integrated larder cupboards and magic corner units. Two integrated electric Neff 'slide and hide' self-clean ovens and gas hob with extractor hood over. Integrated full height fridge and full-height freezer plus integrated washing machine, dishwasher and wine cooler. Wall mounted radiator and vertical feature radiator, quickstep vinyl flooring, feature lighting, power points, television point, recessed lighting and part tiled walls. Built-in utility cupboard with wall mounted combination boiler and space for tumble dryer and storage.

CONSERVATORY / FAMILY ROOM

16'2" x 8'5"

Fully glazed to rear with French Doors. Fully glazed glass roof. Machine washable pleated roof blinds by Conservatory Blinds Ltd of St Albans. Radiator. Two wall light points. Karndean wood flooring.

FIRST FLOOR

LANDING

9'8" x 4'3"

Galleried with window to side and turning stairs to second floor. Radiator with decorative cover.

SITTING ROOM / BEDROOM

16'2" x 12'0"

Window to front and Juliet Balcony to front. Radiator.

BEDROOM TWO

8'5" x 14'7"

Window to rear. Radiator. Door to bathroom.

BATHROOM

7'1" x 7'8"

White suite comprising Low level WC with centre flush, contemporary styled vanity unit and panel bath with shower handset mixer tap and tempered glass shower screen. Chrome ladder style towel rail. White tiled floor. Extensive tiled splash backs. Extractor fan. Inset ceiling lights. Obscured glass window to rear.

SECOND FLOOR

LANDING

12'0" x 3'6"

Galleried landing. Radiator. Doors to both bedrooms. Airing cupboard housing factory lagged pressurised hot water tank. Velux window to rear. Solar hot water controls (additional four zone control in Kitchen/dining room). Loft access with drop down ladder, lighting and fully boarded.

BEDROOM THREE

12'0" x 13'5"

Velux window to rear. Radiator.

MASTER BEDROOM

12'0" x 13'5"

Window to front. Radiator. Door to en suite.

EN SUITE

3'8" x 8'0"

White suite comprising large walk in shower with power shower, with drench head and separate handset, low level WC with centre flush and contemporary styled vanity unit. Extensive tiling. Extractor fan. Chrome ladder style towel rail. Inset ceiling lights.

OUTSIDE

FRONT GARDEN

Interlaced block pavior drive with space for two large cars. Gated side access to wide pathway to rear garden.

GARAGE

16'6" x 8'3"

Up and over door, power and light.

REAR GARDEN

South West facing sun trap. Recently landscaped. Outside tap.







