



London Road, Buntingford SG9 9JN

£950,000

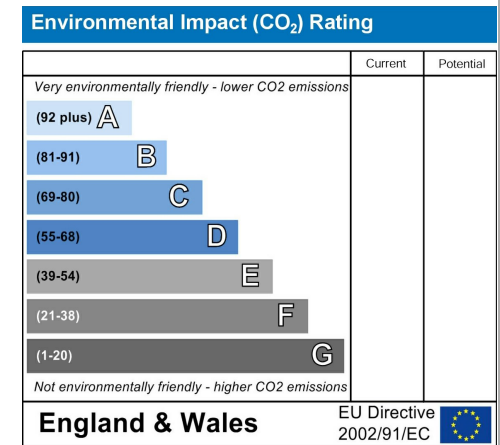
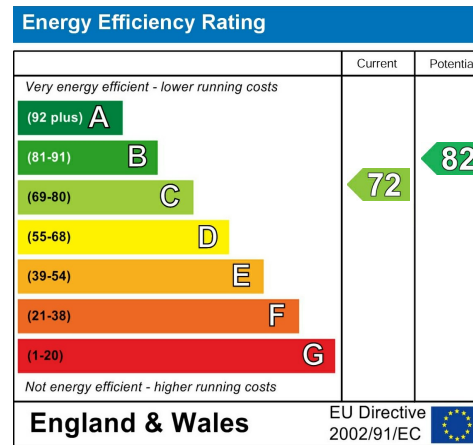
**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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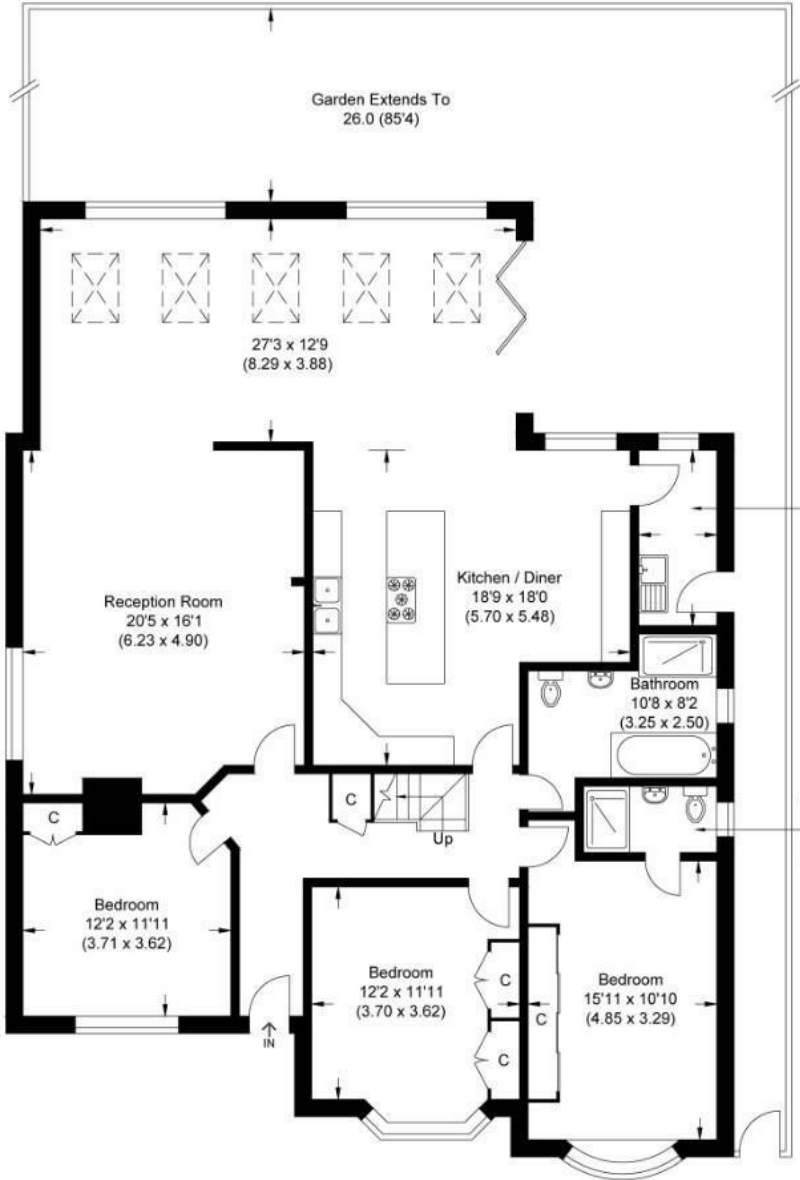
Set in an elevated position in this ever popular part of this sought after East Hertfordshire market Town. This 2206 sqft extended four bedroom family home has been designed to allow for modern living with a large expanse of open plan space incorporating a contemporary kitchen, dining living space below five roof lanterns. The property is laid out to allow the outside in. The property benefits from double bedrooms throughout and quality refitted bathroom and two en suites. The East facing rear garden is plenty big enough for a "kick about" and the front drive also benefits from an EV charging point and more than adequate parking.

- Amazing open plan kitchen / dining / living space.
- Three ground floor double bedrooms one with en suite, offering versatile accommodation.
- Master suite with walk in wardrobe and en suite.
- Good sized rear garden offering plenty of scope for outdoor entertaining.
- Separate sitting room with feature fireplace.
- Separate utility room. Ground floor family bathroom.
- Large drive with benefit of EV charging point.
- NO UPWARD CHAIN

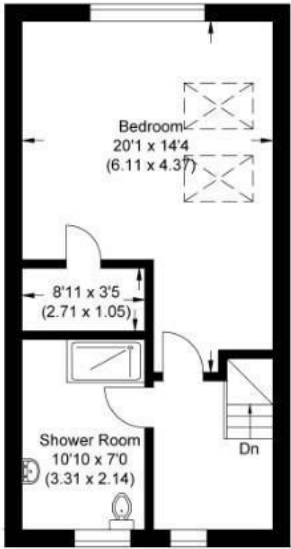


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Approximate Gross Internal Area  
204.96 sq m / 2206.17 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## **Ground Floor**

### **Entrance**

Entrance vestibule with inset roof lights. Half glazed uPVC front door.

### **Entrance Hall**

Inset coir mat. Two radiators. Fuse & Meter Cupboard. Solid wood floor. Doors to family bathroom, kitchen / dining/ living area, sitting room, bedrooms two, three and four. Inset ceiling lights. Turning stairs to master suite. Inset ceiling lights.

### **Bedroom Four**

uPVC window to front. Double fronted built in wardrobe. Radiator.

### **Bedroom Three**

uPVC bow window to front. Radiator. Run of built in wardrobes.

### **Bedroom Two**

uPVC bow window to front. Run of built in sliding mirror fronted wardrobes. Radiator.

### **En suite**

Large walk in shower with power shower. Low level WC with hidden cistern. Contemporary vanity with wash hand basin. Fully tiled. Chrome ladder style heated towel rail. Inset ceiling lights. Extractor fan. uPVC window to side.

### **Family Bathroom**

Large jacuzzi bath with centre fill. Large walk in shower. Low level WC with hidden cistern. Contemporary vanity with wash hand basin. Chrome ladder style heated towel rail. Inset ceiling lights. Fully tiled. uPVC window to side.

### **Kitchen / Dining / Living Area**

A real wow room with loads of natural light coming from no less than five roof lanterns, three panel bi fold doors, two large uPVC windows and bespoke floor to ceiling window. As if this wasn't enough the stunning kitchen has quartz counter tops throughout, with inset one and half bowl stainless steel sink with Quooker tap. Large range of eye, base and full height units. Huge island with inset five ring induction hob. Large walk in larder cupboard with automatic lights. Built in dishwasher, full length fridge, full length freezer, wine cooler and eye oven and microwave. Inset ceiling lights. Contemporary styled radiator to kitchen area. Two radiators to Living / dining area. Door to utility room. Open through to sitting room. Tiled floors throughout. Inset ceiling lights.

## **Utility Room**

Half glazed uPVC door to side. Base unit with stainless steel sink over. Wall mounted Worcester gas fired central heating boiler with mega flow pressurised hot water tank to side. Tiled floor and splash backs. Space and plumbing for washing machine and tumble dryer.

### **Sitting Room**

Spacious roof with uPVC window to side. Two radiators. Feature fireplace which is currently closed off but could be reinstated with inset TV niche over.

## **First Floor**

### **Landing**

uPVC window to front. Inset ceiling light.

### **Master Bedroom**

Large uPVC window to rear. Two Velux windows to side. Radiator. Inset ceiling lights. Built in wardrobes. Door to walk in wardrobe / dressing area with lighting, hanging rails and shelving. Access doors to eaves storage space. Loft access.

### **En Suite**

uPVC window to front. Large double width walk in shower with drench head and shower handset. Floating contemporary vanity unit with wash hand basin and storage drawer. Low level WC with hidden cistern. Contemporary styled heated towel rail. Extractor fan. Fully tiled. Inset ceiling lights.

## **Outside**

### **Front Garden**

Spacious area offering extensive parking on fresh gravel. Area laid to lawn. wall mounted EV charging point. Gated side access.

### **Rear Garden**

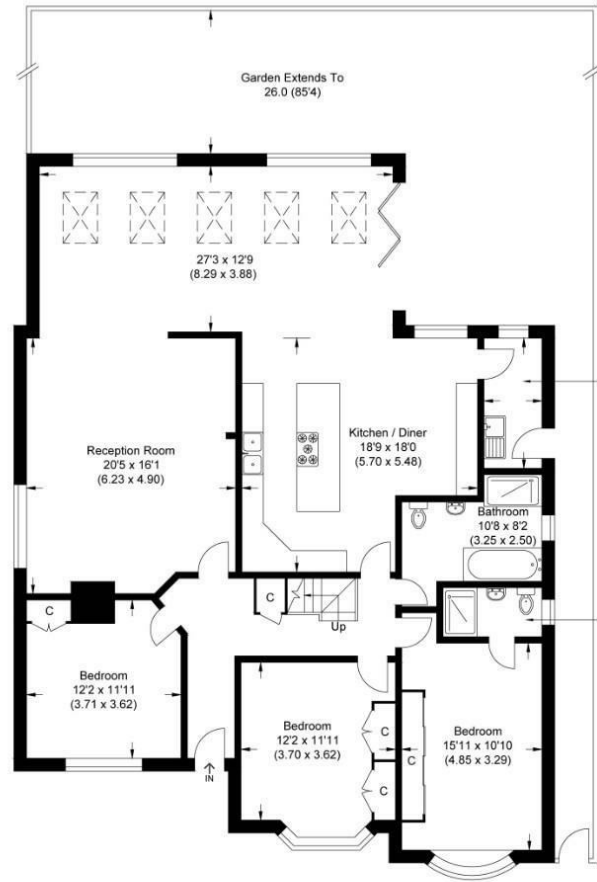
Large East facing rear garden laid mostly to lawn. Large sun terrace abutting bi fold doors with further raised terraced area . Area laid to astro turf with inset trampoline. Extensive lighting. Outside tap. Further screened area to top of garden with twin garden sheds and further area used as play area but could act as base for summer house. Gated side access. Mature shrubs and borders.





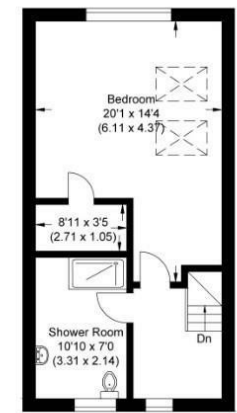






Ground Floor

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
72	82
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Buntingford - 01763 272391 <https://www.hunters.com>

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