

HUNTERS®

HERE TO GET *you* THERE



76 High Street, Buntingford, SG9 9AJ

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Price £620,000

A deceptively spacious Grade II listed house right in the centre of Buntingford. Three reception rooms (one being a wonderful dual aspect lounge at the rear) and three good size bedrooms (master with en suite). Definitely worth viewing.

- A property offering style and character
- Separate Utility room to the kitchen
- Three double bedrooms
- Gas central heating to panel radiators
- Easy to maintain rear garden
- Three decent reception rooms that includes a wonderful dual aspect 17'3" lounge at the rear
- Convenience of a ground floor shower room (with WC)
- Family bathroom on the first floor plus En suite to the master bedroom
- Parking for two cars
- Great location in the centre of Buntingford.

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Reception Hall

Oak flooring. Under stairs storage cupboard. Half height panelling. Radiator.

Lounge

17'3" x 12'3"

Spacious dual aspect room with double glazed window to side and bay window to rear. Victorian style open fireplace. Oak flooring. Radiator. Loft hatch.

Sitting Room

12'1" x 10'11"

Window to front. Radiator

Dining Room

11'6" x 9'2"

Window to front. Radiator.

Kitchen

11'7" x 10'6"

Range of wall and floor units with work surfaces and butler style sink unit with mixer tap. Period style fireplace. Wall mounted gas fired boiler. Oak floor boards. Space for fridge/freezer. Doors to driveway and:

Utility Room

8'8" x 8'6"

Floor unit with roll over work surface incorporating a single drainer sink unit. Plumbing and space for washing machine. Radiator/. Door to rear and garden.

Ground Floor Shower Room

8'8" x 8'6"

Shower cubicle. Low Flush WC. Extractor fan. Half height panelling.

First Floor Landing

Loft Hatch

Bedroom 1

13'5" x 10'11"

Window to front. Radiator

En Suite Shower Room

Suite comprising of shower cubicle.

Pedestal wash hand basin. Low flush WC.

Splashback tiling. Chrome heated towel rail.

Extractor fan.

Bedroom 2

14'10" x 9'3"

Window to front. Radiator.

Bedroom 3

11'7" x 10'4"

Window to rear. Two built in double wardrobes. Radiator.

Family Bathroom

8'11" x 6'8"

White suite comprising of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. splashback tiling. Window to rear. Extractor fan.

Outside.**Rear Garden**

Laid mainly to lawn with decked areas. The garden is partly fenced and partly walled.

Allocated Parking

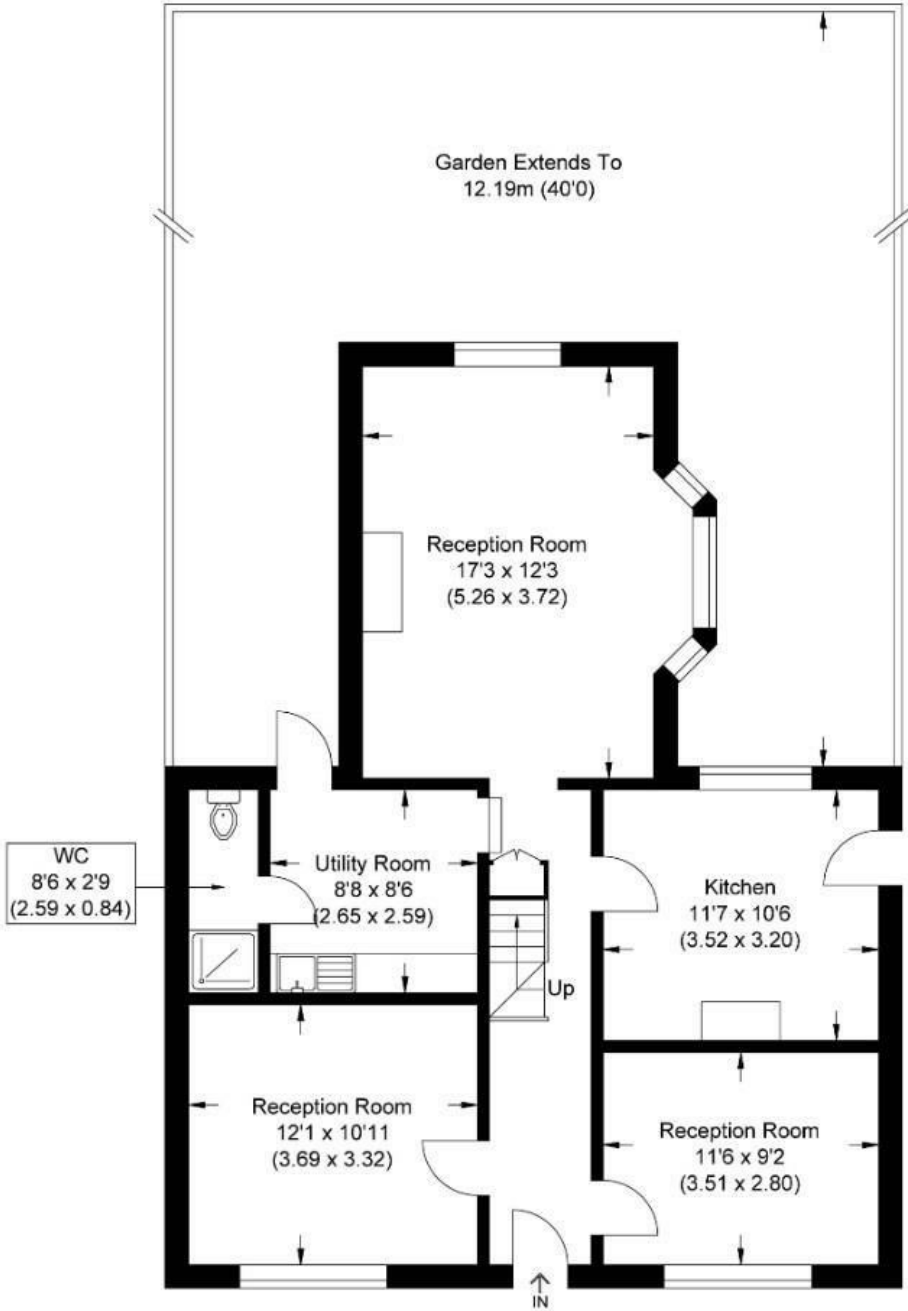
Two spaces come with the property, just a short distance from the kitchen.

Agents Note:

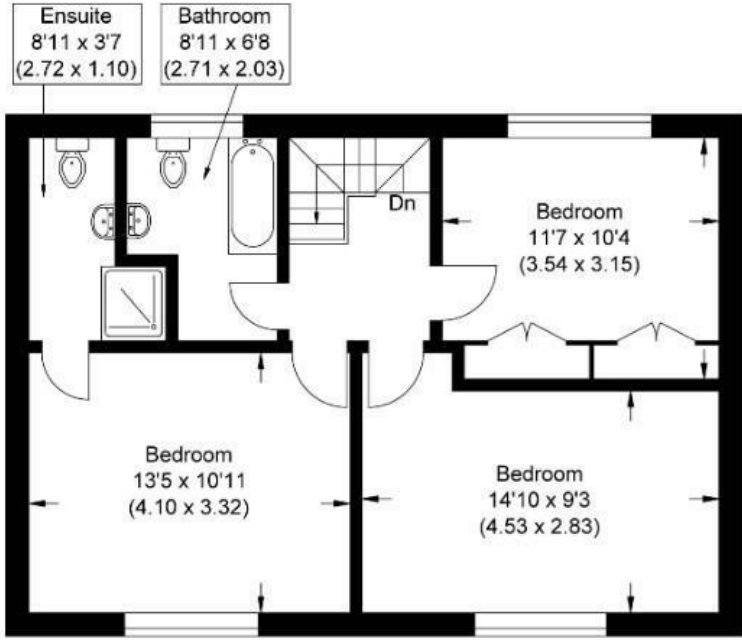
There is no requirement for an EPC with this property as it is Grade 11 listed.

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
127.95 sq m / 1377.24 sq ft



Ground Floor



First Floor

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





