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53 Vicarage Road, Buntingford, SG9 9BB

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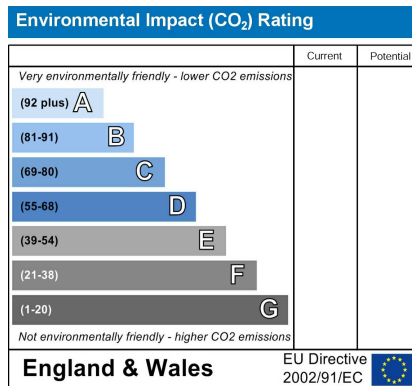
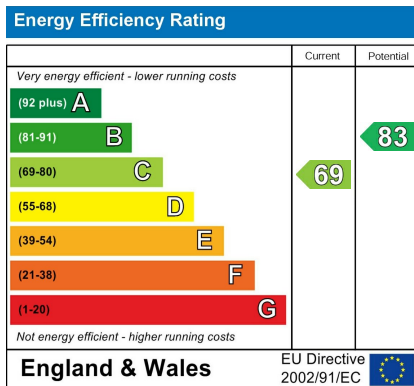
Price £435,000

This end terrace house boasts a generous 1,350 sq ft of living space, perfect for a growing family. With four spacious bedrooms and three modern bathrooms, there is plenty of room for everyone to enjoy their own space.

One of the highlights of this property is the conservatory leading out to the low maintenance garden, which is perfectly designed to provide an outdoor entertaining space. Additionally, a garden cabin provides extra storage space and could be used as another reception.

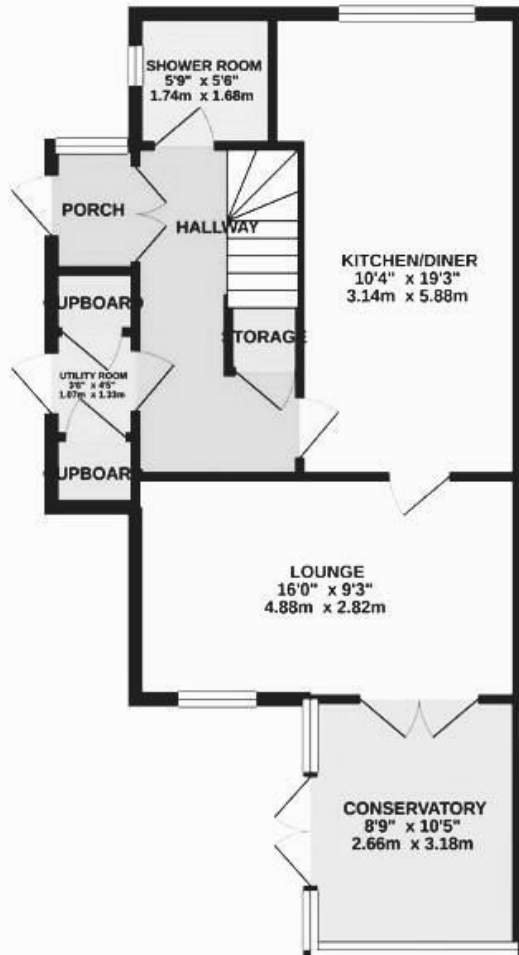
Parking for five to six vehicles and the convenience of being within walking distance to the High Street and schools adds to the appeal of this lovely home.

- 4 double bedroom end terrace home
- Large kitchen / diner
- Driveway for 5 - 6 vehicles
- Large cabin
- Two shower rooms plus four piece family bathroom
- Sitting room plus conservatory
- Low maintenance garden
- Walking distance to High Street and schools



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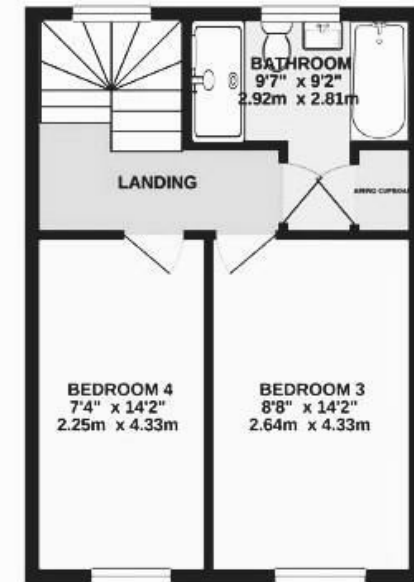
**GROUND FLOOR**  
601 sq. ft. (55.8 sq. m.) approx.



**1ST FLOOR**  
375 sq. ft. (34.8 sq. m.) approx.



**2ND FLOOR**  
375 sq. ft. (34.8 sq. m.) approx.



## **Entrance**

Timber and glazed front door. Security lamp.

## **Entrance Porch**

Windows to front and side aspect. Wood effect flooring. Inset ceiling lights. Glazed door to:

## **Hallway**

Wood effect flooring. Inset ceiling lights. Turning stairs to first floor. Under stairs cupboard. Radiator. Doors to:

## **Shower / Cloak Room**

5'8" x 5'6"

Corner shower cubicle with hand held and drench head showers. Corner vanity wash hand basin. Low level flush w/c. Extractor fan. Obscure window to front aspect. Fully tiled. Radiator.

## **Kitchen / Diner**

10'3" x 19'3"

Glazed door to kitchen / diner. Wood effect flooring. Inset ceiling lights. Range of gloss white wall and base level units including pantry cupboards with laminate countertop over. Stainless steel sink and drainer. Space for Range size oven with extractor over. Integrated freezer, fridge and dishwasher. Space for wine cooler. Window with shutters to side aspect. Radiator. Wood effect flooring. Glazed door to:

## **Lounge**

16'0" x 9'3"

Window with shutters to garden aspect. Wood effect flooring. Bi-fold doors open to:

## **Conservatory**

8'8" x 10'5"

Wood effect flooring. Pitched roof with Velux window. Radiator. Doors open to garden.

## **Inner Lobby**

Doors to utility cupboards. Inset ceiling lights. Wood effect flooring. Window to garden aspect. Door to garden.

## **Utility Cupboard 1**

Space and plumbing for stacked washing machine and a tumble dryer.

## **Utility Cupboard 2**

Space for chest freezer.

## **First Floor**

### **Landing**

Radiator. Window with shutters to side aspect. Turning stairs to second floor. Doors to:

### **Master Bedroom**

11'5" x 10'1"

Wall to wall fitted wardrobes with mirrored sliding doors. Radiator. Built in storage cupboard. Window with shutters to garden aspect. Door to:

## **Ensuite**

3'3" x 6'2"

Double length walk-in shower cubicle. Vanity wash hand basin. Low level flush w/c. Wood effect flooring. Tiled walls. Chrome ladder style radiator. Inset ceiling lights.

## **Bedroom Two**

9'1" x 13'3"

Window to front aspect. Radiator.

## **Second Floor**

### **Landing**

Airing cupboard housing boiler. Access to loft. Doors to:

### **Bedroom Three**

8'7" x 14'2"

Radiator. Window to garden aspect.

### **Bedroom Four**

7'4" x 14'2"

Radiator. Window to garden aspect.

## **Bathroom**

9'6" x 9'2"

Four piece suite comprising of double walk-in shower. Panel bath with hand held shower. Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. Obscure window to side aspect. Airing cupboard.

## **Outside**

### **Front**

Path leading to entrance. Mostly laid to lawn. Driveway to side.

### **Driveway**

Block paved driveway for approximately 5-6 vehicles.

### **Garden**

Patio and artificial lawn. Undercover area leading directly from the house. Gate access. Security lamps. Outside tap. East facing.

## **Cabin**

Currently divided with external doors for each section plus an internal door connecting the two. Vendors use one section as a storage shed and the larger section for entertaining and as a gym.

## **Agents Note**

Loft is boarded with pull down ladder and light

Brick built construction

Mains water, electricity, sewerage. (New fuse board installed 2015)

Gas central heating - Boiler installed 2022. Last service 09/2023

Broadband currently with EE





