

HUNTERS[®]

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18 Bowlers Mead, Buntingford, SG9 9DE

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Asking Price £525,000

Definitely one to view. An extensively extended and updated House which includes an amazing kitchen/family room and ground floor fourth bedroom/annexe with its own shower room in a very convenient location. Offered chain free!

- Convenience of a ground floor cloakroom
- Amazing Kitchen/family/dining room with centre Island and part vaulted ceiling
- Three first floor bedrooms, all with fitted wardrobes
- Excellent rear garden which includes room for hot tub / bar
- Off road parking to front for three cars
- Lovely lounge with feature fireplace
- Ground floor bedroom four / annexe with en-suite shower room.
- Beautifully fitted family shower room on the first floor
- Double glazing throughout
- Very convenient location for the town centre and schools



Front

L shaped driveway offering parking for 3 cars. Outside tap. Car charging point. Steps lead up to a raised lawn area. Path to front door.

Hall

Double Radiator

Cloakroom

Window to front. Low flush WC. Vanity wash hand basin. Heated towel rail. Attractive tiling to all walls.

Lounge Area

Large window to front. Feature fireplace. Cupboard under the stairs. Double radiator.

Kitchen/Family room area

Kitchen Area: A fantastic room, part vaulted ceiling with Velux windows. Superb range of wall and floor units with composite granite work surfaces and matching splashbacks. Single drainer sink unit with mixer tap. Large matching centre island which includes a breakfast bar and matching floor unit to one side with radiator behind. Double oven built in, five burner hob with extractor above. Built in dish washer. Underfloor heating. Folder concertina doors with windows to either side overlook the rear garden.

Dining Area

Window to rear and Velux window in vaulted ceiling. Underfloor heating. Door to:

Bedrom 4 / Annexe

Glass balustrade, steps down to the room. Cupboard housing RCD board. Underfloor heating. Door to:

En suite / utility

Shower cubicle with fixed shower and glass door. Wash hand basin with mixer tap. WC with concealed cistern. Attractive tiling to walls. Plumbing and alcove for washing machine. Underfloor heating.

Landing

Access to loft via ladder. Light. Gas fired boiler supplying hot water and central heating.

Bedroom One

Range of full length fitted wardrobes. Window to front. Radiator.

Bedroom Two

Range of full length fitted wardrobes plus wall and floor cupboards. Radiator. Window to rear.

Bedroom Three

Built in full length wardrobe plus wall and floor cupboards. Radiator. Window to front.

Family Shower Room

Large double shower with glass screen, drench head and hand held. Low flush WC. Vanity wash hand basin with mixer tap. Attractive tiling to all walls and floor. Heated towel rail. Window to rear. Ceiling down lights.

Outside

Rear garden.

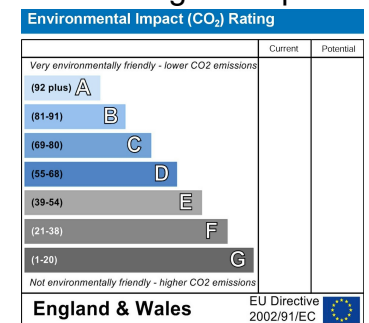
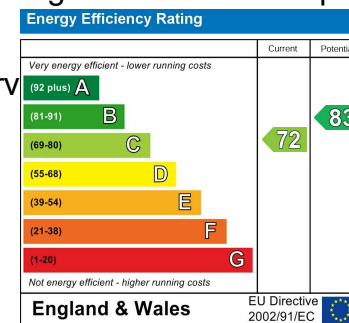
Large decking area directly behind leads to good size lawns. Small patio area for clothes dryer. Timber shed at bottom. Power point to decking area and outside tap.

Bar/Hot tub Room

Folding doors to decking area. Removable panels to bar. Light and power.

Agents Note

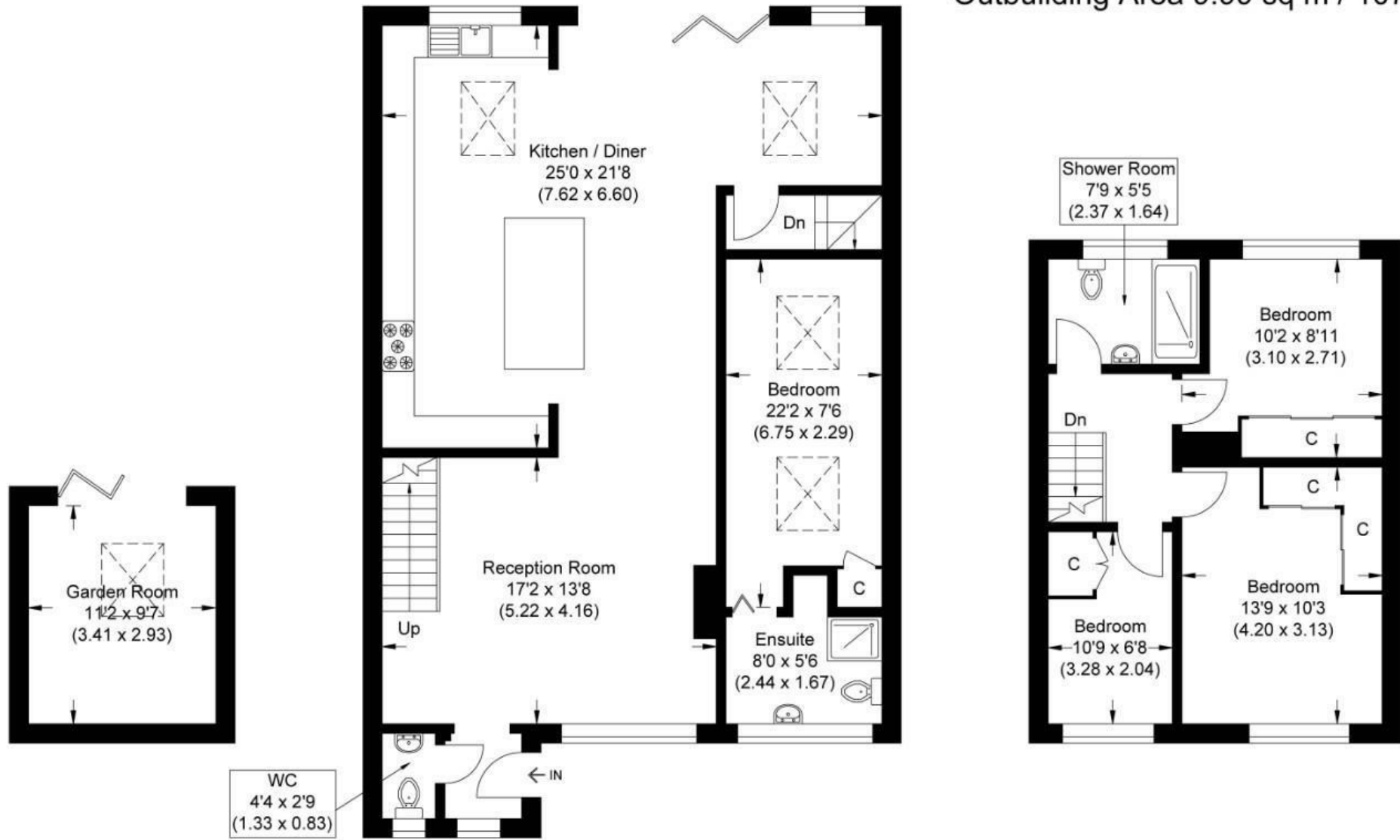
Boiler in the loft - serv



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
126.33 sq m / 1359.80 sq ft
(Excludes Outbuilding)
Outbuilding Area 9.99 sq m / 107.53 sq ft



Outbuilding

Ground Floor

First Floor

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









