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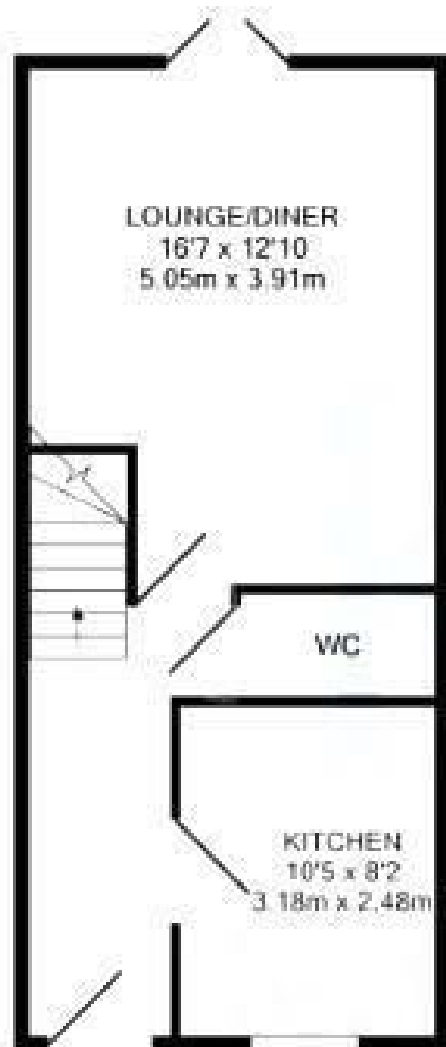
4 Reed Close, Buntingford, Hertfordshire, SG9 9GU

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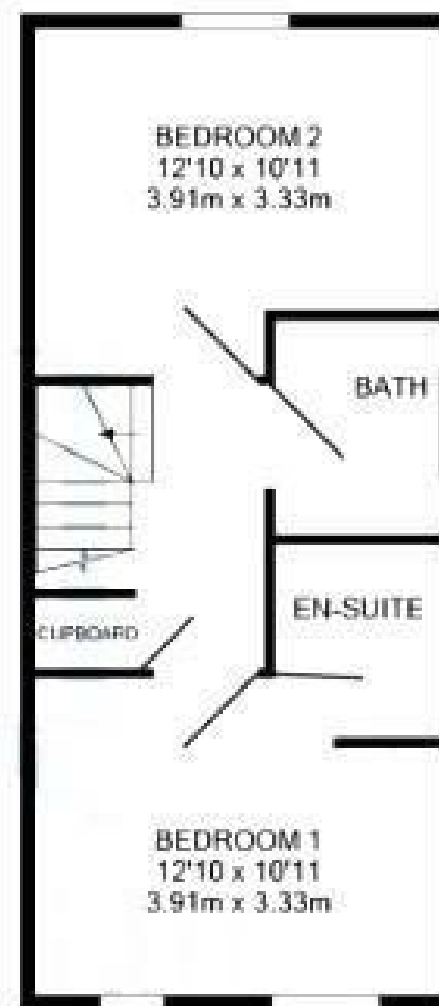
Price £395,000

A spacious, two double bedroom semi-detached home on the popular development known as the Village. The property briefly comprises of a entrance hallway with doors leading to a modern fitted kitchen with integrated appliances, cloakroom, an open plan living/dining room with French doors out to the enclosed south facing low maintenance rear garden, the stairs lead up to the first floor with doors to the master bedroom with en-suite and bedroom two and a modern bathroom. Outside to the front there is parking for two cars.

- Two double bedroom semi- detached house
- Integrated modern kitchen
- Downstairs cloakroom
- Family bathroom plus en-suite
- South facing low maintenance garden
- Two parking spaces to the front



GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ. FT.
(35.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ. FT.
(35.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 767 SQ. FT. (71.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance

Composite partially glazed front door with canopy over.

Entrance Hall

Covered radiator. Wood effect flooring. Stairs to first floor. Doors to:

Kitchen

High specification fully integrated kitchen with granite worktops and tiled splashbacks. Tiled floor. Inset ceiling lights. Window to front aspect. Houses boiler.

Cloakroom

White suite comprising of pedestal wash hand basin and low level flush w/c. Extractor fan. Radiator. Tiled floor.

Lounge / Diner

Bright and spacious lounge/diner with wood effect flooring and patio doors leading to the south facing garden. Radiators. Large understairs storage cupboard.

Landing

Galleried landing. Access to loft. Access to airing cupboard housing hot water cylinder.

Bedroom One

Two windows to front aspect. Radiators. Door to ensuite

En Suite Shower Room

Fully tiled. Shower cubicle. White wash hand basin and low level flush w/c. Extractor fan. Chrome ladder style radiator.

Bedroom Two

Window to rear aspect. Radiator.

Bathroom

Comprising of white three piece suite. Low level flush w/c. Wash hand basin. Panelled bath with shower attachments. Fully tiled. Extractor fan. Chrome ladder style radiator.

Outside

South Facing Rear Garden

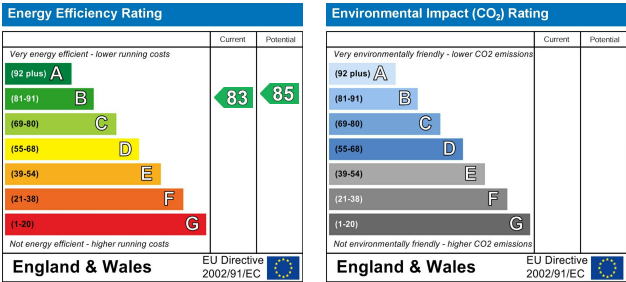
Low maintenance south facing garden with patio to the property. Side gate access. Power point. Outside light

Parking

Two parking bays in front of the property. (3rd and 4th bay from the right hand side)

Agents Note

- *Service charge - circa £350 p.a
- *Currently tenanted. Tenants vacate mid-March 2025
- *These are pre-tenant photo's and new photo's will be taken once the tenants vacate.



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.





