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22 Sunny Hill, Buntingford, Hertfordshire, SG9 9HR



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Price £735,000

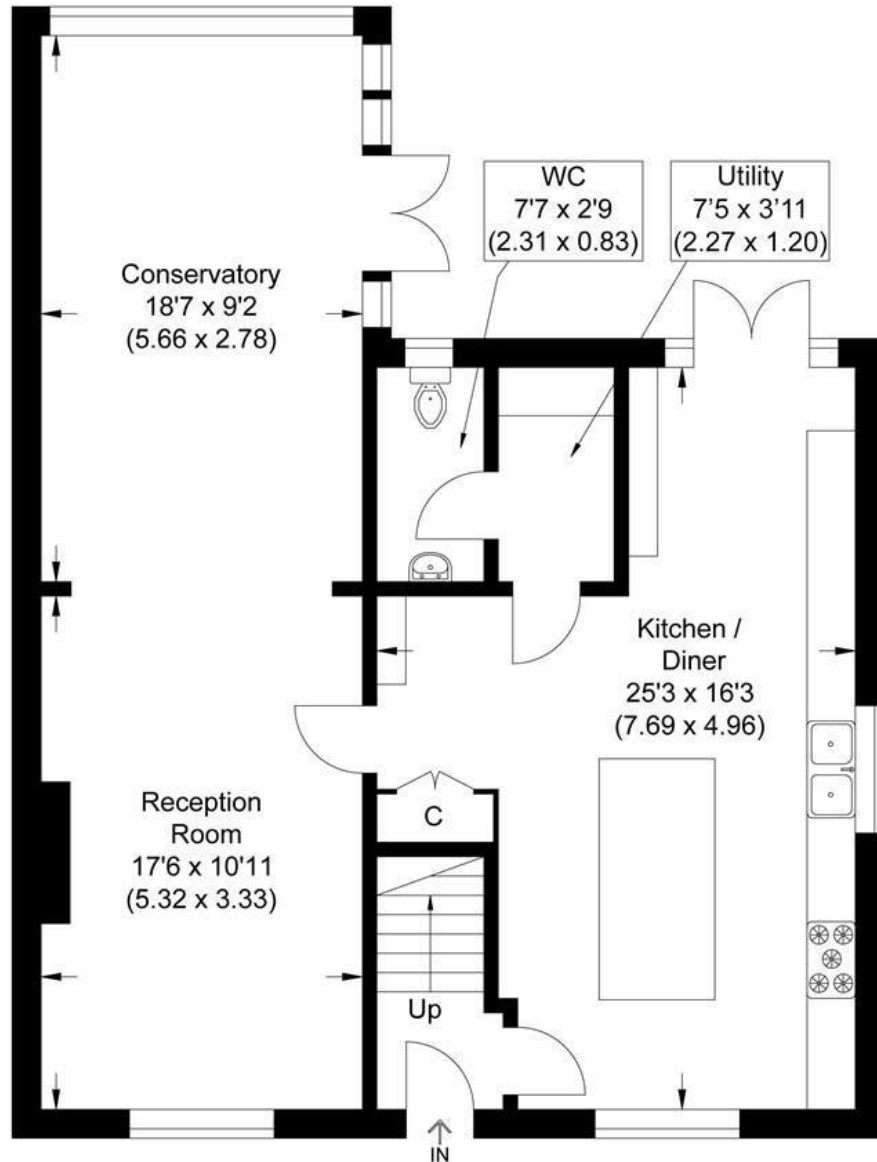
An exceptional four bedroom semi detached Georgian style home with a large East facing rear garden. A property that has been tastefully redesigned on the ground floor to provide a large, flowing family home. With not many having been built, the properties in Sunny Hill are highly desirable due to the size of accommodation they provide and the convenience of the location.

- A very attractive and re modelled Georgian style house
- Fantastic kitchen / breakfast room with large centre island
- Large Dining room/conservatory with views over the rear garden
- 4 bedrooms, master is dual aspect and benefits from an ensuite shower
- Large gravel drive to front with option to extend further
- A substantial property providing a huge amount of family accommodation
- Attractive lounge which enjoys the benefit of a feature open fireplace
- Convenience of a separate utility room and ground floor cloakroom
- Huge rear garden set on two levels
- Very sought after location within easy walking distance of the town centre

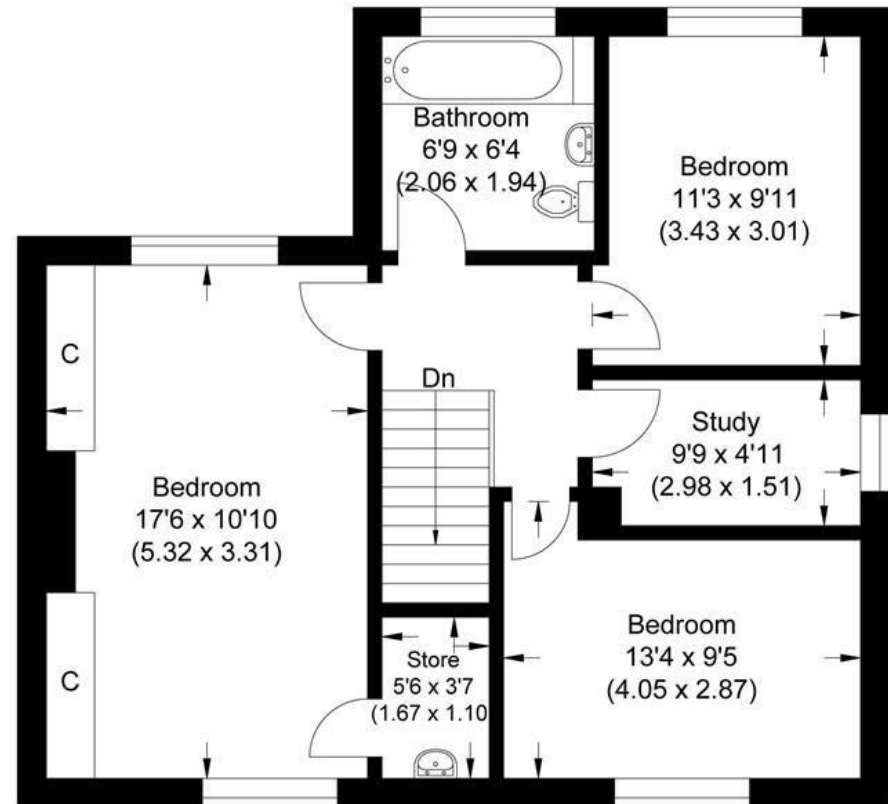
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Approximate Gross Internal Area  
133.01 sq m / 1431.70 sq ft



Ground Floor



First Floor

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







Hall

Stairs to first floor. Door leads to.

Kitchen/Breakfast room

A magnificent room, re modelled and re fitted in an extensive range of floor units including a substantial centre island, matching storage cupboards under the stairs plus a matching larder/storage unit to side. Rollover work surface to one side which includes a double basin sink unit and mixer tap. Timber works surface to the centre island and additional floor units to side. Built in dishwasher and wine cooler. Two antique style radiators. A triple aspect room with windows to side, front and double doors with side panels to rear.

Utility Room

Wall units (one housing the gas fired boiler supplying the hot water and central heating). Roll over work surface with space and plumbing under for washing machine and space for a tumble dryer. Door to.

Claokroom

Low flush WC. Heated towel rail. Window to rear.

Lounge

Feature open fireplace. Window to front. Two antique style radiators.

Conservatory/Dining Room

Partly walled and partly glazed with a glass roof. Windows to rear and side plus double doors to side.

Landing

Access to loft.

Bedroom 1

A lovely dual aspect room with windows to front and rear. Range of built in wardrobes to either side of the chimney breast consisting of two sets of three doors, built in bedside cabinets with shelving above. Two antique style radiators. Smoked glazed door to.

EnSuite Shower

Large shower tray with dump shower above. Vanity wash hand basin with mixer tap. Tiled walls. Heated towel rail.

Bedroom 2

Window to rear. Stylish wall radiator.

Bedroom 3

Window to front. Stylish wall radiator.

Bedroom 4

Window to side. Panel radiator.

Family bathroom

Suite comprising of a panelled bath with mixer tap and shower attachment. Dump shower with separate controls above. Vanity wash hand basin with mixer tap. Low flush WC. Full tiling to two walls and half height tiling to the remainder. Radiator with heated towel rail.

Outside

Front Garden

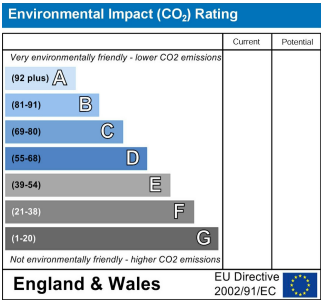
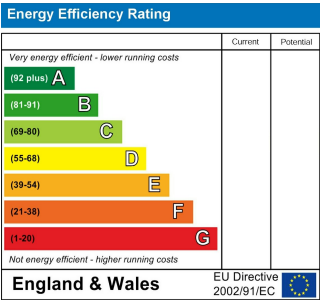
Laid to lawn with low hedge to front. Path and small gate with picket fencing leads to front door. A magnificent magnolia tree stands to the side of the path. The path also extends to the side providing access to the rear garden.

Large Drive

Laid to gravel, the drive provides ample parking for at least two vehicles. (There is a fence at the rear of the drive but the drive could be extended further into the area at the side of the property).

Rear and Side Garden

Extensive rear garden set mainly on two levels. Patio area directly behind. Steps with raised gravel areas to either side lead up to the first lawn which also features a pond. Timber sleepers with steps lead up to the second lawn area. There is screening to the rear of the second lawn with a more 'wild' area behind. Gardens are screened by a range of mature hedges and trees. To the side of the property there is a very large timber shed (originally a garage) which has light and power. The area to side is laid to gravel and provides ample space for additional storage or to extend the drive. There are two gates that lead to the front. Outside tap and light.



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.







