



iwstates.com

22 Sunny Hill, Buntingford, Hertfordshire, SG9 9HR



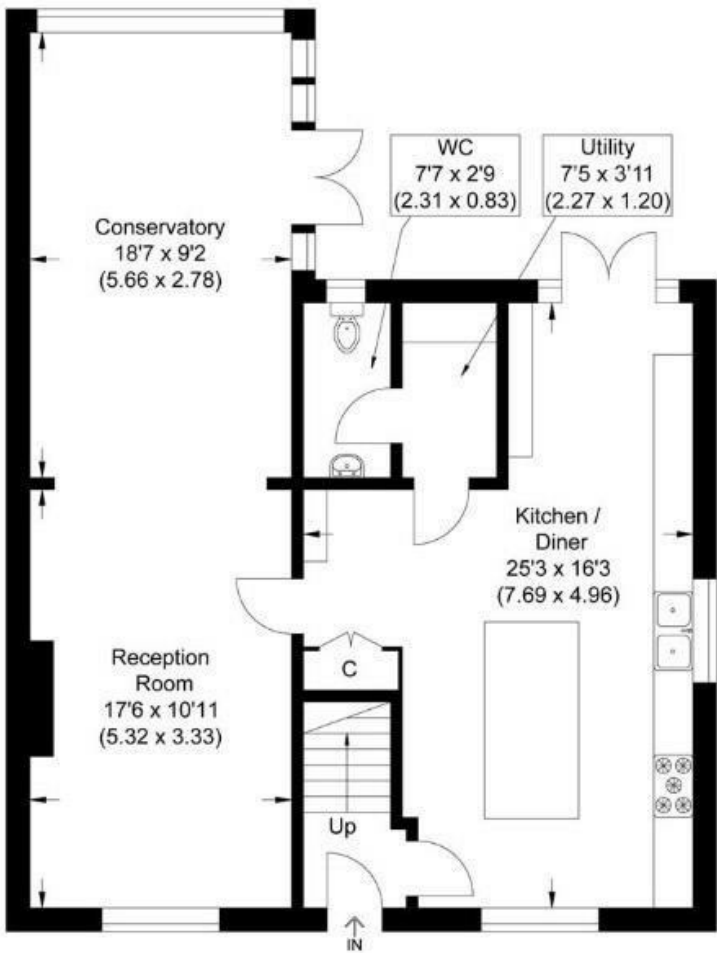
22 Sunny Hill, Buntingford, Hertfordshire, SG9 9HR

Price £735,000

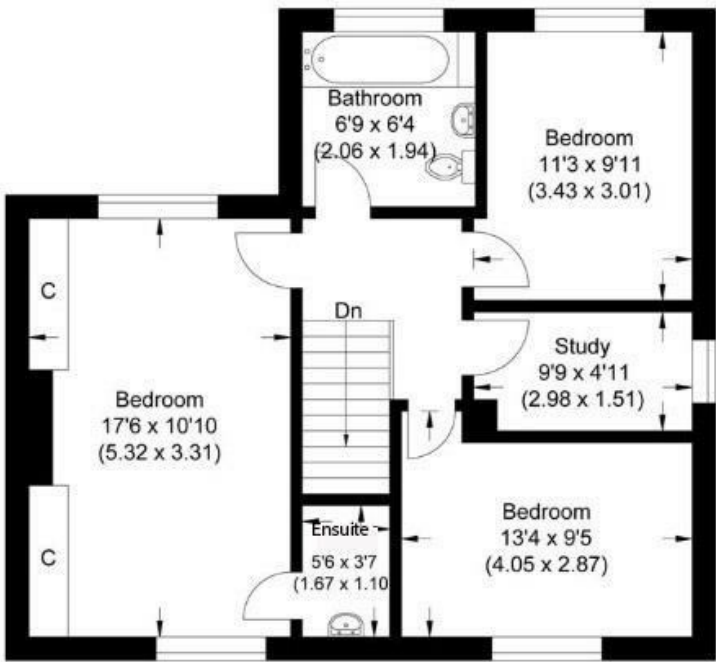
An exceptional four bedroom semi detached Georgian style home with a large East facing rear garden. A property that has been tastefully redesigned on the ground floor to provide a large, flowing family home. With not many having been built, the properties in Sunny Hill are highly desirable due to the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

Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391  
buntingford@iwestates.com | [www.hunters.com](http://www.hunters.com)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC

