



## 5 Stocking Hill

Buntingford, SG9 9PY

**£375,000**



Kirby Colletti are pleased to offer this Chain Free Bungalow set within this small select development situated in this delightful village yet within easy access to Buntingford with its comprehensive shopping facilities.

The property offers an idyllic environment with miles of countryside on your door step. Two Bedrooms, Lounge, Dining Area, Fitted Kitchen, Bath/Shower Room, Gardens , En Bloc Garage and uPVC Double Glazing. An internal viewing is recommended.



- Chain Free
- Dining Area
- Bath/Shower Room
- uPVC Double Glazed
- Two Bedrooms
- Kitchen
- En Bloc Garage
- Lounge
- Cloakroom
- Gardens



### Accommodation

uPVC Double glazed doors leading to:

### Conservatory/Entrance

11'1" x 8' (3.38m" x 2.44m)

uPVC Double glazed windows. Wall mounted electric panelled radiator. Meter cupboard. Tiled floor. Double double doors to:

### Lounge

17'7" x 11'9" (5.36m" x 3.58m")

Front aspect uPVC double glazed window. Wall mounted electric radiator. Feature fire place. Television aerial point. Four wall light points. Coved ceiling. Access to dining room. Door doors leading to inner hallway.

### Dining Area

9'2" x 6'8" (2.79m" x 2.03m" )

Dual aspect with uPVC double glazed doors leading to rear garden and side patio area. Access to:

### Kitchen

9'2" x 7'11" (2.79m" x 2.41m")

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Work surfaces with tiled splash backs. Inset one and half bowl single drainer sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven and microwave. Integrated fridge and freezer. Integrated washing machine.

### Inner Hallway

6'10" x 4'1" (2.08m" x 1.24m")

Airing cupboard. Loft access.

### Cloakroom

4' x 3'8" (1.22m x 1.12m")

White suite comprising Low level W.C. Pedestal wash hand basin. Extractor fan. Wall mounted electric panelled radiator.

### Bedroom One

12'11" x 12' (3.94m" x 3.66m)

Rear aspect uPVC double glazed window. Wall mounted electric radiator. Fitted wardrobes to one wall. Coved ceiling.

### Bedroom Two

12' x 8'1" (3.66m x 2.46m" )

Front aspect uPVC double glazed window. Wall mounted electric panelled radiator. Fitted wardrobes to one wall. Coved ceiling.

### Bath/Shower Room

9'2" x 6'5" (2.79m" x 1.96m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Fully tiled shower cubicle. Low level W.C. Partly tiled walls. Wall mounted electric radiator.

### Exterior

### Gardens

Laid mainly to lawn with patio area to rear and side elevation.

### En Bloc Garage

Up and over door.

### Agent Note

Residents Communal Water Charge £360 per year.







Road Map



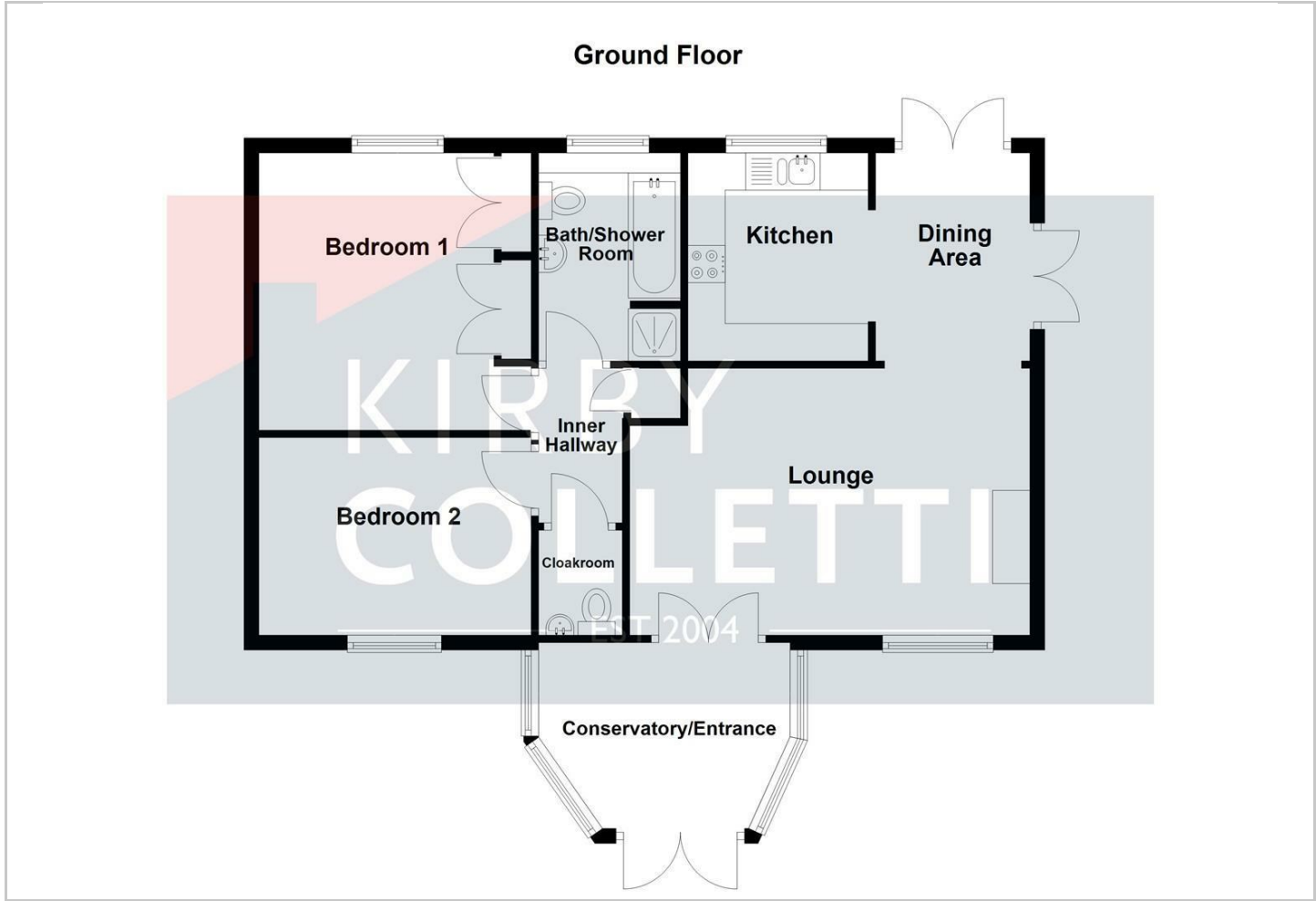
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

