



**Oliver  
Minton**  
*Sales & Lettings*

**Cassiobury, Baldock Road  
Buntingford**

**Herts SG9 9DJ**

**Asking Price £795,000**

This well presented and extended 4 bedroom chalet style detached home with ADJOINING ONE BEDROOM ANNEXE is within easy walking distance of the sought after Buntingford town centre shops, amenities and schools for all ages. The current owners have recently extended the living room to provide a fabulous 'family zone' which just adds to the already truly versatile living accommodation of over 2,200 sq. ft.

Perfect for multi-generational living, in brief, this comprises: two reception rooms, fitted kitchen, separate utility room, two ground floor bedrooms and two bathrooms. To the first floor, a generous size bedroom with en-suite facilities completes the main house.

Extensive parking and double garage/workshop with office/games room above are additional features.





## OUTSTANDING FEATURES

The ANNEXE has its own front door and comprises lounge, kitchen, double bedroom and shower room. There is gas central heating and double glazing feature throughout.

This is a superb home for families looking for plenty of space or multi-generational living.

Very well screened from the road, outside there is a LARGE INTEGRATED DOUBLE GARAGE WITH AN OFFICE/GAMES ROOM ABOVE an adjoining WORKSHOP and EXTENSIVE DRIVEWAY parking, with space for numerous cars, motorhome or caravan etc. The good size, established rear garden is mainly laid to lawn with mature shrub beds and paved terrace area.





## LOCAL AREA

The thriving market town of Buntingford boasts a wide range of local amenities including the bustling High Street which is a short walk away from the property. There are two supermarkets, bars and restaurants, a local library and schools for all ages. Lovely countryside surrounds the town and there are plenty of activities for all the family, including local parks and a swimming pool at Freman College. For the commuter, stations are found in Hertford, Ware, Royston and Stevenage all providing fast and frequent services into London. The A10 provides excellent road access to London, the M25 and Cambridge.

## ENCLOSED ENTRANCE PORCH

Ceramic tiled floor. Outer and double glazed inner door to:

## 17'6 HALLWAY

Wood flooring. Radiator. Door to recessed understairs storage cupboard.

## BEDROOM TWO 4.83 into bay x 3.66 (15'10" into bay x 12'0")

Large bay window to front with double glazed leaded light windows and radiator. Door to:

## EN-SUITE SHOWER ROOM

Modern white suite comprising WC and wash hand basin. Large tiled shower cubicle with glazed door. Double glazed obscure window. Heated towel rail.

## BEDROOM THREE 3.35 x 3.10 (10'11" x 10'2")

Double glazed leaded light windows to front and side. Radiator.

## FAMILY BATHROOM 3.18 x 3.10 (10'5" x 10'2")

Attractive modern white suite comprising bath with retractable hand shower attachment, wash hand basin and WC with concealed cistern and fitted storage cupboards and drawers. Radiator. Double glazed obscure window. Wooden floor.

## SUPERB EXTENDED LOUNGE 10.80 x 3.9 > 3.8 (35'5" x 12'9" > 12'5")

Including rear triple aspect section with attractive vaulted ceiling, double glazed 'Velux' skylight windows and triple aspect double glazed windows and double glazed patio doors to rear garden. Glazed double doors to Kitchen/Diner. Radiators. Open fireplace. Inset ceiling lights.



## EXCELLENT KITCHEN / DINING ROOM 4.17 x 3.76 (13'8" x 12'4")

Attractive range of fitted wall and base units and work surfaces incorporating one and a half bowl sink unit with mixer tap. 'AGA Stanley' range cooker, further built-in electric oven, integrated microwave and electric halogen hob with extractor unit above. Double glazed windows to front and side. Recess for large fridge/freezer. Door to:

## UTILITY ROOM 4.75 x 2.03 (15'7" x 6'7")

Double glazed door from driveway and double glazed windows to side and rear. Radiator. Fitted granite work surfaces and 'Butler' sink. Wall and base units and recess for fridge/freezer. Door to Garage and Workshop.

## FIRST FLOOR

### LANDING

'Velux' double glazed window. Door to large walk-in eaves storage cupboard. Door to:

## MASTER BEDROOM 4.70 x 4.57 (15'5" x 14'11")

Double glazed window to rear. Radiator. Eaves storage cupboards. Door to:

## EN-SUITE SHOWER ROOM 2.79 x 1.47 (9'1" x 4'9")

Large shower cubicle, white wash hand basin and WC with concealed cistern and storage cupboards. Double glazed window.

### ANNEXE

With its own front door.

### HALLWAY

Ceramic tiled floor. Doorway to Kitchen. Door to Bedroom. Door to:

## SHOWER ROOM 2.36 x 1.60 (7'8" x 5'2")

Large glazed shower cubicle. Wash hand basin with cupboard under. White WC. Radiator. Ceramic tiled floor. Double glazed obscure window.

### LOUNGE

With double glazed sliding doors opening to the garden.

## KITCHEN 3.35 x 2.31 (10'11" x 7'6")

Double glazed window to front. Modern range of fitted wall and base units and work surfaces incorporating single drainer sink unit. Recess for cooker. Inter-connecting door to main house. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Wall-mounted 'Worcester' gas fired boiler. Ceramic tiled floor. Doorway from hall. Door to:







### BEDROOM 3.73 x 2.59 (12'2" x 8'5")

Double glazed window to rear. Radiator.

### EXTERIOR

### DOUBLE GARAGE 5.74 x 5.33 (18'9" x 17'5")

Electric remote control door with good height clearance. Double doors to rear garden. Opening to Workshop. Power and light connected.

### WORKSHOP 7.65 x 2.9 (25'1" x 9'6")

Stairs up to Home Office / Games Room. 2 windows. Power and light connected.

### HOME OFFICE / GAMES ROOM 4.57 x 4.27 (14'11" x 14'0")

Double glazed window. Eaves storage cupboards.

### FRONT GARDEN / DRIVEWAY

Large frontage with extensive driveway providing off-road hard standing for numerous vehicles including several cars, caravan/motorhome/boat etc. Areas of lawn, flower and shrub beds.

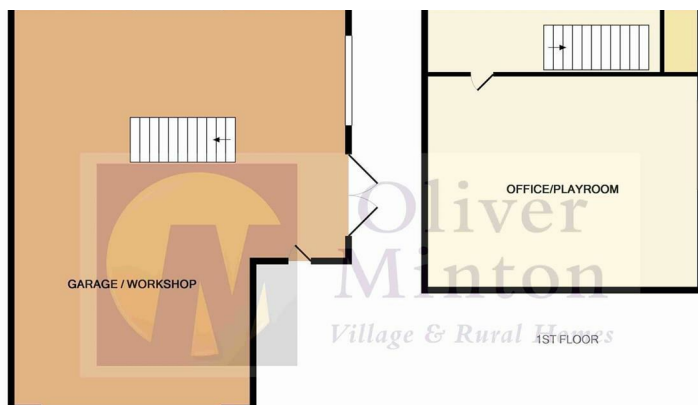
### REAR GARDEN

Mainly laid to lawn with flower and shrub beds. Timber garden shed.

### AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

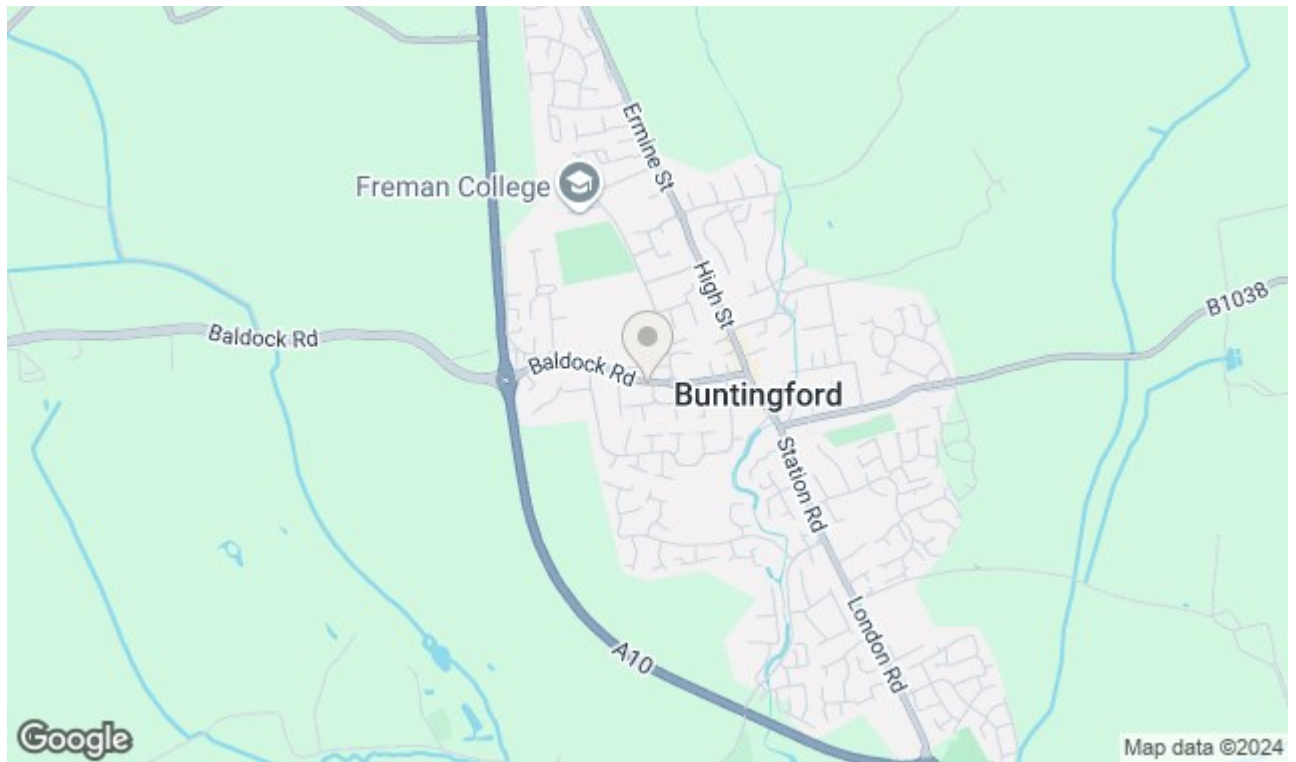


GROUND FLOOR

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, omissions or mis-interpretation. These plans are for information only and should not be relied upon for any purpose.

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616





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 mis-statement. 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.  
Made with Metropix ©2014

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

#### 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>                            | 46                      | 58        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.