



**Oliver  
Minton**  
*Sales & Lettings*

**77 Parker Drive,  
Buntingford**

**Herts SG9 9GL**

**Asking Price £460,000**

An excellent 4 bedroom semi-detached townhouse with spacious and well presented family accommodation over 3 storeys, extending to circa 1200 sq ft. With a secluded rear garden, 2 parking spaces alongside the house, uPVC double glazing and gas central heating to radiators, the accommodation comprises ground floor hallway, cloakroom, fitted kitchen and living room; first floor master bedroom with en-suite shower room and bedroom two/lounge; second floor with 2 further double bedrooms and family bathroom. Early viewing is highly recommended.







### **HALLWAY**

Front door with obscure double glazed inserts. Radiator. Stairs to first floor. Doors to Kitchen and Living Room. Door to:

### **CLOAKROOM**

White WC and pedestal hand basin. Radiator.

### **FITTED KITCHEN 3.28m x 2.46m (10'9 x 8'1)**

Range of wall, base and drawer units with concealed lighting over black granite work surfaces incorporating 5-ring 'Zanussi' gas hob with extractor hood above and electric oven below. Inset 'Blanco' sink. Integrated fridge/freezer, dishwasher and 'AEG' washing machine. Cupboard concealing wall-mounted 'Vaillant Home System 18' gas fired boiler. uPVC double glazed window to front. Inset ceiling lights.





### **LIVING ROOM 5.11m x 3.91m inc cupb (16'9 x 12'10 inc cupb )**

uPVC double glazed French doors to rear garden. Radiator. Door to built-in understairs storage cupboard.

### **FIRST FLOOR LANDING**

Staircase to second floor.

### **BEDROOM ONE 3.91m inc wards x 3.45m reducing to 3.18m (12'10 inc wards x 11'4 reducing to 10'5)**

2 uPVC double glazed windows to rear. Radiator. Range of fitted floor to ceiling double wardrobes. Door to:

### **EN-SUITE SHOWER ROOM 2.29m x 1.68m narrowing to 1.17m (7'6 x 5'6 narrowing to 3'10)**

Large shower cubicle with glazed sliding door. White WC and wash hand basin. Ladder-style chrome heated towel rail. Extractor fan. Inset ceiling lights. Fully tiled walls. uPVC double glazed obscure window.

### **BEDROOM TWO / LOUNGE 3.94m x 2.84m < 3.86m (12'11 x 9'4 < 12'8 )**

2 uPVC double glazed windows to front. Radiator.



### **SECOND FLOOR LANDING**

Access hatch to part-boarded loft storage space. Doors to Bedrooms 3 & 4.

### **BEDROOM THREE 3.94m max x 3.53m narrowing to 2.79m (12'11 max x 11'7 narrowing to 9'2)**

Eaves upvc double glazed bay window to front with radiator. Door to built-in airing cupboard housing hot water cylinder.

### **BEDROOM FOUR / STUDY 3.89m x 2.29m + bay (12'9 x 7'6 + bay)**

Eaves style uPVC double glazed bay window to rear, with radiator.

### **BATHROOM 3.89m x 2.29m + bay (12'9 x 7'6 + bay)**

White suite comprising bath with hand shower attachment, WC and pedestal hand basin. Chrome ladder style heated towel rail. Double glazed obscure uPVC window. Fully tiled walls. Inset ceiling lights. Ceramic tiled floor.

### **OUTSIDE**

### **OFF-STREET PARKING**

For 2 cars alongside house.







## REAR GARDEN

Full width paved patio area leading to lawn. Raised flower and shrub bed. Brick built barbecue. Timber garden shed.

## AGENTS NOTES

There is an annual Estate Service Charge of £232 per year payable to RMG (Residential Management Group).

All mains services are connected.

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

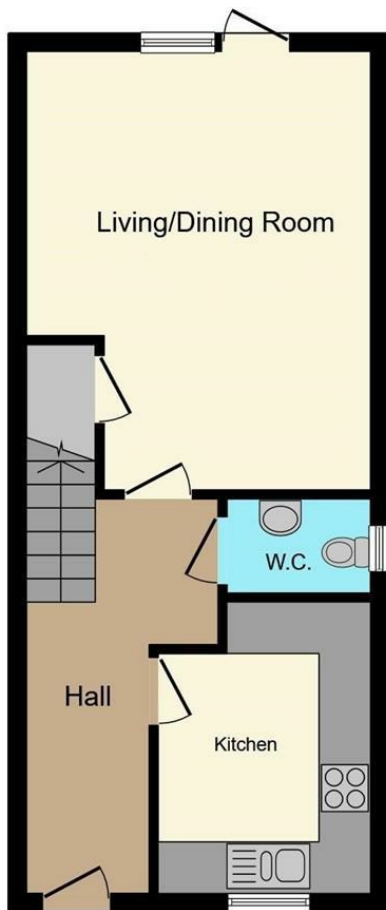




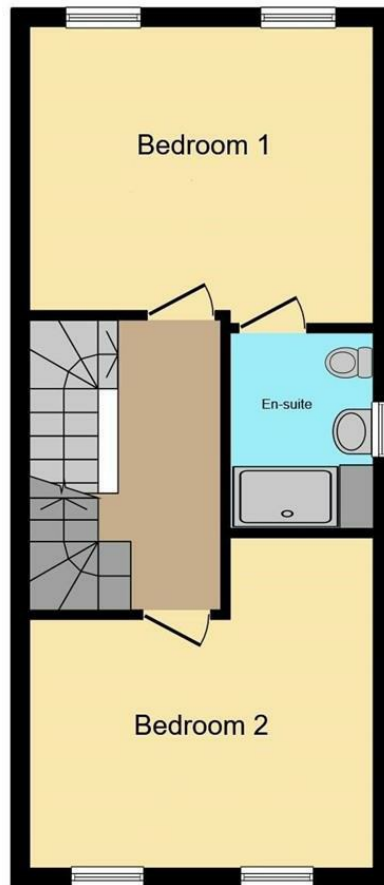


## MORTGAGE ADVICE

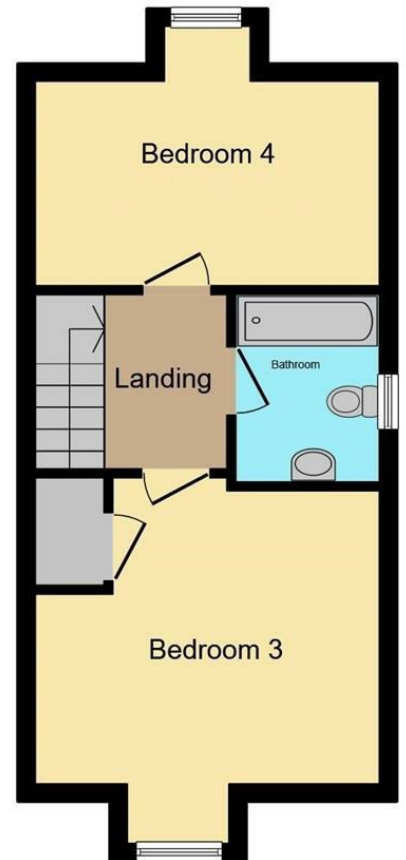
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 112.5 sq.m. (1,211 sq.ft.) approx

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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