



**Oliver  
Minton**  
*Sales & Lettings*

**73 Dray Gardens,  
Buntingford  
Herts SG9 9GG  
Asking Price £665,000**

We are delighted to offer this lovely modern 5 bedroom detached house, superbly appointed at the end of a cul-de-sac within this popular Buntingford development. With uPVC double glazing and gas central heating to radiators, the immaculately presented accommodation comprises: hallway, cloakroom, dual aspect living room, fitted kitchen/breakfast room, main bedroom with en-suite shower room, family bathroom and 4 further bedrooms over the first and second floors. There is a large single garage with electric remote control door and a 44' x 40' attractive rear garden.



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#### HALLWAY

Front door with uPVC double glazed insert. Porcelain tiled floor. Radiator. Staircase to first floor. Glazed doors to Lounge and Kitchen/Diner. Door to Cloakroom.

#### CLOAKROOM

White WC, pedestal hand basin, porcelain tiled floor. Extractor fan. Radiator.

#### LOUNGE / DINER 7.39m x 3.35m (24'3 x 11'0)

Dual aspect room. uPVC double glazed window to front with fitted plantation shutter blinds. uPVC double glazed windows and French doors to rear garden. 2 radiators. Inset ceiling lights. Glazed door from hall.

#### KITCHEN / BREAKFAST ROOM 5.94m x 2.44m (19'6 x 8'0)

Dual aspect with uPVC double glazed windows to front with fitted plantation shutter blinds. Double glazed uPVC door to rear garden. Porcelain tiled floor. Radiator. Low door to deep downstairs storage cupboard. Fitted wall, base and drawer units, concealed lighting over black granite work surfaces incorporating sink unit. Built-in 5-ring gas hob with Neff extractor canopy above and Neff electric double oven below. Integrated 'Blomberg' washer/dryer and integrated dishwasher. Inset ceiling lights. Glazed door from hall.

#### CLOAKROOM

White WC and pedestal hand basin. Porcelain tiled floor. Extractor fan. Radiator.

#### LOUNGE / DINER 7.39m x 3.35m (24'3 x 11'0)

A bright dual aspect room. uPVC double glazed window to front with fitted plantation shutter blinds. uPVC double glazed windows and French doors to rear garden. 2 radiators. Inset ceiling lights. Glazed door from hall.







## FIRST FLOOR LANDING

Door to built-in airing cupboard housing 'Megaflo' hot water cylinder. Staircase to Second Floor.

## BEDROOM ONE 4.62m including wardrobes x 3.38m (15'2 including wardrobes x 11'1)

uPVC double glazed window to front with plantation shutter blinds. Radiator. Mirror-fronted sliding doors to large built-in double wardrobe. Door to:

## EN-SUITE SHOWER ROOM 3.38m x 1.22m (11'1 x 4'0)

Glazed shower cubicle, white wash hand basin and WC with concealed cistern and adjoining storage cupboards and work surface. Chrome heated towel rail. uPVC double glazed obscure window. Part tiled walls and ceramic tiled floor. Shaver point. Extractor fan.

## BEDROOM FOUR 2.87m x 2.49m (9'5 x 8'2)

uPVC double glazed window to rear. Radiator.

## BEDROOM FIVE 2.46m x 2.06m (8'1 x 6'9)

uPVC double glazed window to front. Radiator.

## FAMILY BATHROOM 2.03m x 1.75m (6'8 x 5'9)

White bath with shower attachment and glazed shower screen, WC and wash hand basin with cupboards under. Shaver point. uPVC double glazed obscure window. Chrome heated towel rail. Ceramic tiled floor and part tiled walls.

## SECOND FLOOR LANDING

Double doors to recessed understairs storage cupboards. 'Velux' style double glazed skylight window. Doors to Bedrooms Two & Three.

## BEDROOM TWO 4.17m x 3.40m (13'8 x 11'2)

uPVC double glazed window. Radiator. Sloping roof eaves.

## BEDROOM THREE 4.17m x 2.49m (13'8 x 8'2)

uPVC double glazed window to rear. Radiator. Sloping roof eaves.

## FRONT GARDEN & DRIVEWAY

Paved pathways to front door and garage. Areas of lawn. Brick paved driveway in front of garage. Side access pathway and gate to rear garden.

## LARGE SINGLE GARAGE 5.69m x 3.12m (18'8 x 10'3)

Electric remote control up and over door. Eaves storage. Power and light. uPVC double glazed personal access door.

## REAR GARDEN 13.41m inc garage x 12.19m max depth (44'0 inc garage x 40'0 max depth)

Large full width paved patio area and shaped lawn with flower and shrub borders. Panelled fencing and side access gate. 10' x 6' timber garden shed. Outside lights and water tap.

## AGENTS NOTE

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

There is an Estate Service Charge of £251.05 per annum

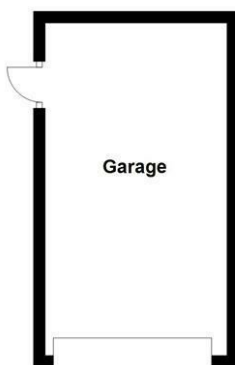
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



## 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

**Outbuilding**  
Approx. 17.7 sq. metres (190.5 sq. feet)



**Ground Floor**  
Approx. 55.9 sq. metres (601.4 sq. feet)

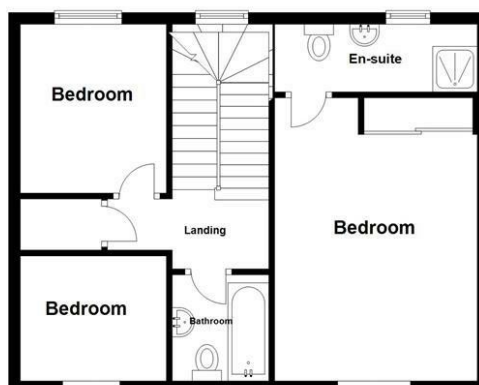


Total area: approx. 153.9 sq. metres (1656.3 sq. feet)

**Dray Gardens**

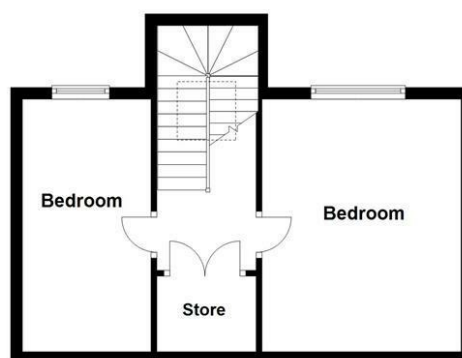
**First Floor**

Approx. 46.6 sq. metres (502.1 sq. feet)



**Second Floor**

Approx. 33.7 sq. metres (362.3 sq. feet)



**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment

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**Energy Efficiency Rating**

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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