



**Oliver
Minton**
Sales & Lettings

**3 Cheapside Mill Lane,
Anstey Buntingford
Herts SG9 0BL
£2,995 Per Month**

Oliver Minton are delighted to offer this fantastic semi-detached UNFURNISHED family home, that is ready for occupation now following a complete program of extension and high quality refurbishment throughout. The superb, spacious, and stylishly presented accommodation comprises in brief, entrance hallway, two reception rooms, downstairs shower room, utility room and brand new luxury kitchen with integrated white goods. Upstairs there are 4 bedrooms, principal with ensuite and dressing room and a further family bathroom. Externally the property is complemented by the large 0.25 acre plot, rear parking and the lovely views and rural setting. Anstey is approximately 5 miles to the north-east of Buntingford. ONE PET NEGOTIABLE





ENCLOSED ENTRANCE PORCH

Solid front door. Inner door to:

LIVING ROOM 6.10m x 3.89m (20'0" x 12'9")

Engineered oak wood flooring with underfloor heating. 2 uPVC double glazed windows to front. Brick open fireplace. 'Jim Lawrence' lighting. Door to Kitchen.

LUXURY KITCHEN 5.13m x 4.83m < 5.79m (16'10" x 15'10" < 19'0")

A superb 'Vandepier' hand built bespoke fitted kitchen with porcelain tiled floor and underfloor heating. Attractive quartz worktops and large island incorporating breakfast bar. Integrated 'Elica' induction hob with downdraft external vent. Soft-closing cupboards and storage drawers. Inset sink unit. Built-in electric 'Bosch' double oven. Integrated 'Bosch' dishwasher, fridge and freezer. Full width double glazed bi-fold doors opening to patio. 'Jim Lawrence' lighting. Door to understairs storage cupboard. Door to side lobby area. Feature exposed natural brick wall (with bricks used from original outbuilding). Door to:

UTILITY ROOM 2.39m x 1.70m (7'10" x 5'7")

uPVC double glazed window to side. Porcelain tiled floor with underfloor heating. Hot water cylinder. 'Grant' oil fired boiler. Free-standing 'Bosch' washing machine. Quartz work surfaces incorporating sink unit and storage cupboards below. Inset ceiling lights.

SIDE LOBBY

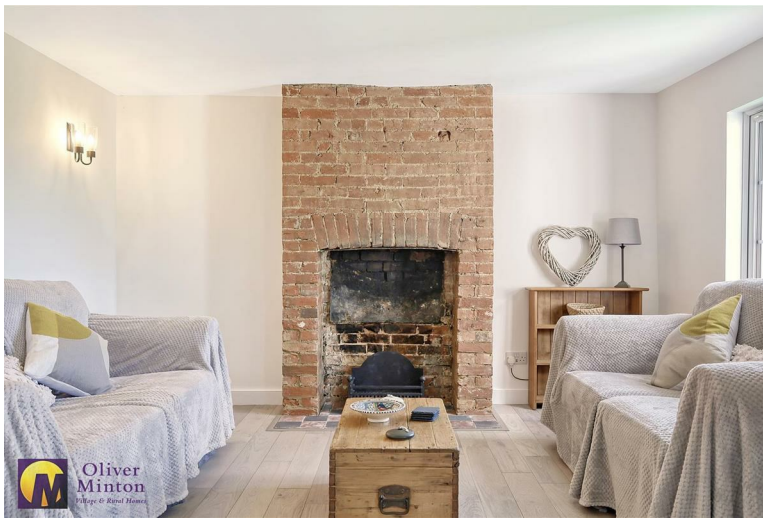
Porcelain tiled floor with underfloor heating. uPVC double glazed door to side and double glazed window to rear. Door to:

SHOWER ROOM 1.68m x 1.68m (5'6" x 5'6")

Attractive white suite comprising WC and wash hand basin with cupboard under. Tiled shower cubicle with curved glass door/screen. Porcelain tiled floor with underfloor heating. uPVC double glazed obscure window. Shaver socket. Part tiled walls. Inset ceiling lights.

INNER HALLWAY

Open plan from main kitchen area with door concealing staircase to first floor. Porcelain tiled floor with underfloor heating. uPVC double glazed window to rear. Fitted floor to ceiling storage cupboards. Doorway opening to:



DINING ROOM 3.86m x 3.40m including chimney breast (12'8 x 11'2 including chimney breast)

uPVC double glazed window to front. Engineered oak flooring with underfloor heating. Brick open fireplace. 'Jim Lawrence' lighting. Door to walk-in storage cupboard with automatic light.

FIRST FLOOR LANDING

Doors off to:

BEDROOM ONE 4.60m + alcove x 4.60m + alcove (15'1 + alcove x 15'1 + alcove)

uPVC double glazed window to rear. 2 radiators. Engineered oak flooring. Inset ceiling lights. Door to En-Suite. Doorway opening to:

DRESSING AREA 2.34m x 1.40m (7'8 x 4'7)

Engineered oak flooring. uPVC double glazed obscure window to side. Inset ceiling lights.

EN-SUITE SHOWER ROOM 2.34m x 1.45m (7'8 x 4'9)

Attractive white suite comprising WC and wash hand basin with storage drawers below. Large tiled shower cubicle with glazed sliding door. Chrome heated towel rail. Shaver socket. 'Karndean' flooring. uPVC double glazed obscure window to rear. Extractor fan. Inset ceiling lights.

BEDROOM TWO 3.81m x 3.45m including chimney breast (12'6 x 11'4 including chimney breast)

uPVC double glazed window to front with lovely views over countryside. Radiator.

BEDROOM THREE 3.71m narrowing to 3.28m to face of chimney x 2.84 (12'2 narrowing to 10'9 to face of chimney x 9'4)

uPVC double glazed window to front with superb rural views. Radiator. Feature open fireplace.

BEDROOM FOUR 3.99m x 2.34m (13'1 x 7'8)

uPVC double glazed window to front with views. Radiator.

FAMILY BATHROOM 2.41m x 2.11m (7'11 x 6'11)

Superb white suite comprising wash hand basin with storage drawers below, WC and bath with shower above and glazed shower screen. Chrome heated towel rail. 'Karndean' flooring. uPVC double glazed window. Shaver socket. Extractor fan. Inset ceiling lights.

OUTSIDE

Steps up at front and side pathway to main entrance door to side elevation and side access gate to rear garden.

LARGE REAR GARDEN WITHIN 0.25 ACRE PLOT

With a plot extending to a quarter of an acre, the large rear garden is an outstanding feature and could be a children's delight. There is a large porcelain paved patio area to the rear of the house, with steps up to the huge lawn with shingle pathway from rear parking area. 2000 litre oil tank. Outside water tap and power socket.

REAR PARKING AREA

Extensive shingle parking area accessed via service road. Potential for large garage and outbuildings to be built.

AGENTS NOTES

Mains drainage, electricity and water services are connected, with oil fired central heating. Refurbishment works have included a thermal upgrade with insulated floors, walls and ceilings. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

There is www.jim-lawrence.co.uk lighting fitted to the ground floor and underfloor heating throughout the ground floor. Original ledge and brace doors are featured throughout. High quality wool carpets are fitted to 3 of the bedrooms, stairs and landing.

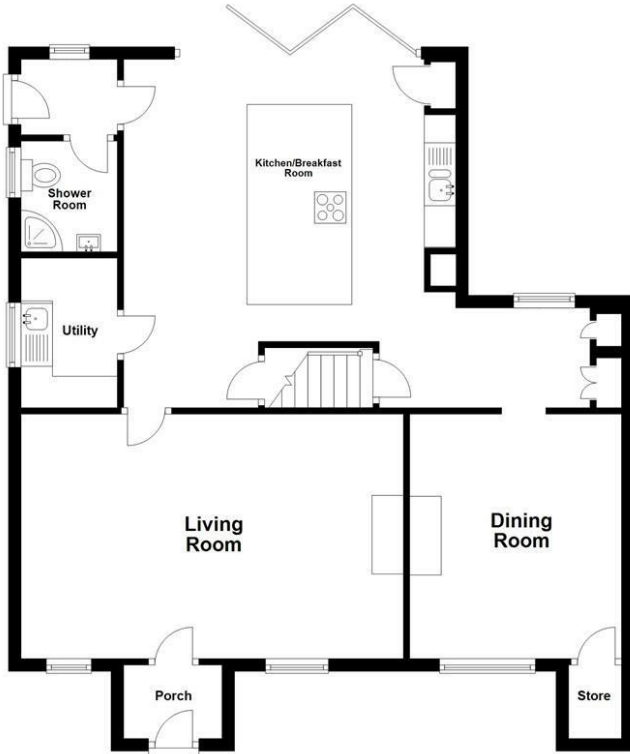
MORTGAGE ADVICE

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



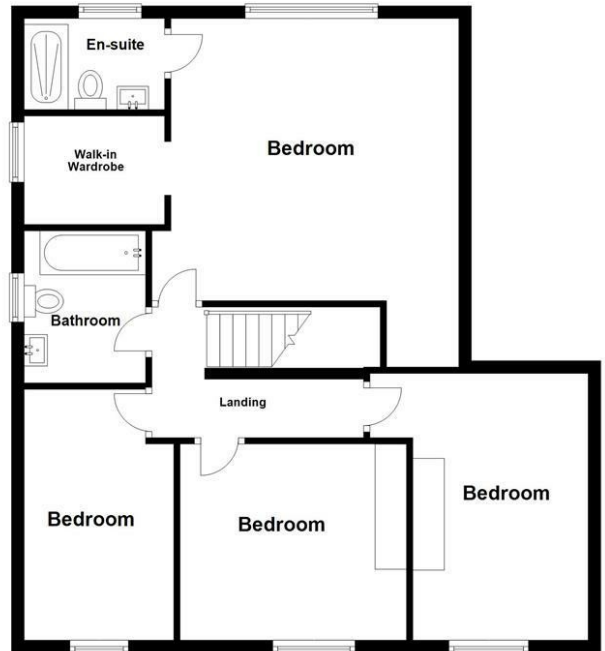
Ground Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



First Floor

Approx. 73.7 sq. metres (792.9 sq. feet)



Total area: approx. 157.9 sq. metres (1699.7 sq. feet)
Cheapside

Tenure:

Council Tax Band: D

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
		EU Directive 2002/91/EC	

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