



**Oliver
Minton**
Sales & Lettings

**9 Stearn Way,
Buntingford
Herts SG9 9GH
Asking Price £589,995**

Offered For Sale with NO CHAIN involvement is this excellent four bedroom detached house, built by Fairview Homes approximately 9 years ago. In a great position within a secluded cul-de-sac turning, set back from the tree-lined London Road, this 'Hawthorn' design offers 1405 sq ft of accommodation, including the large adjoining garage which has been partly converted. Further features include uPVC double glazing, gas central heating to radiators, hallway, cloakroom/WC, fitted kitchen/diner with granite work surfaces and integrated appliances, spacious lounge, 4 bedrooms, en-suite shower room and family bathroom.





HALLWAY

Composite double glazed front door. Wood laminate floor. Staircase to first floor. Radiator. uPVC double glazed window to side. Door to understairs storage cupboard

CLOAKROOM

White WC and pedestal hand basin. Double glazed obscure uPVC window to side. Radiator.

KITCHEN / DINER 6.60m into bay x 3.58m (21'8 into bay x 11'9)

Double glazed uPVC square bay window to front. 2 radiators. Concealed lighting over black granite work surfaces incorporating sink unit. Built-in 'Zanussi' 5-ring gas hob with electric double oven below and extractor canopy above. Inset ceiling lights. Integrated dishwasher and washing machine, fridge and freezer. Cupboard concealing wall-mounted 'Glow-Worm' gas fired boiler.





LOUNGE 5.92m x 3.25m (19'5 x 10'8)

uPVC double glazed window to rear and double glazed patio door to rear garden. 2 radiators. Wood laminate floor.

FIRST FLOOR LANDING

uPVC double glazed window to side. Access hatch to loft. Double doors to recessed airing cupboard housing hot water cylinder.

BEDROOM ONE 3.58m x 2.95m + door recess (or 3.91m inc en-suite (11'9 x 9'8 + door recess (or 12'10 inc en-suite))

uPVC double glazed window to front. Radiator. Door to:



EN-SUITE SHOWER ROOM 2.31m x 1.07m (7'7 x 3'6)

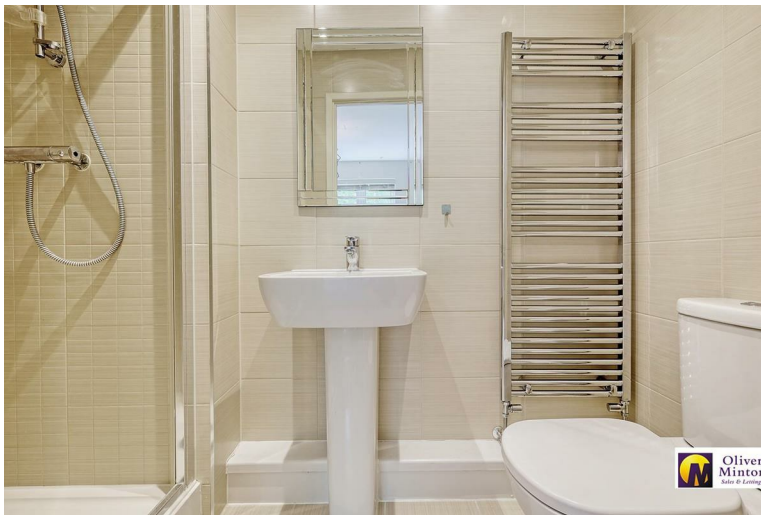
Shower cubicle with concertina glazed door. White WC and pedestal hand basin. Chrome heated towel rail. Extractor fan. Inset ceiling lights. Fully tiled walls and floor.

BEDROOM TWO 3.58m x 2.64m < 3.43m (11'9 x 8'8 < 11'3)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 3.40m x 2.24m (11'2 x 7'4)

uPVC double glazed window to rear. Radiator.



BEDROOM FOUR 2.79m x 2.24m (9'2 x 7'4)

uPVC double glazed window to front. Radiator.

FAMILY BATHROOM 2.06m x 1.88m (6'9 x 6'2)

White suite comprising bath with shower attachment and glazed shower screen, pedestal hand basin and WC. Fully tiled walls and floor. Extractor fan. Inset ceiling lights. uPVC double glazed obscure window.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Driveway parking in front of garage and further visitor parking bays to front.

LARGE SINGLE GARAGE 5.84m x 3.15m (19'2 x 10'4)

Part converted. Power and light connected. Access hatch to eaves storage space. Double glazed uPVC personal access door.





REAR GARDEN 14.02m x 10.06m (46' x 33')

Large area of decking leading to lawn area and paved patio to rear. Outside light. Timber garden shed. Enclosed by panelled fencing. Side accessway with gate. Further timber outbuilding.

AGENTS NOTES

There is an annual maintenance charge towards the upkeep of the communal areas of the development of circa £250 per annum.

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

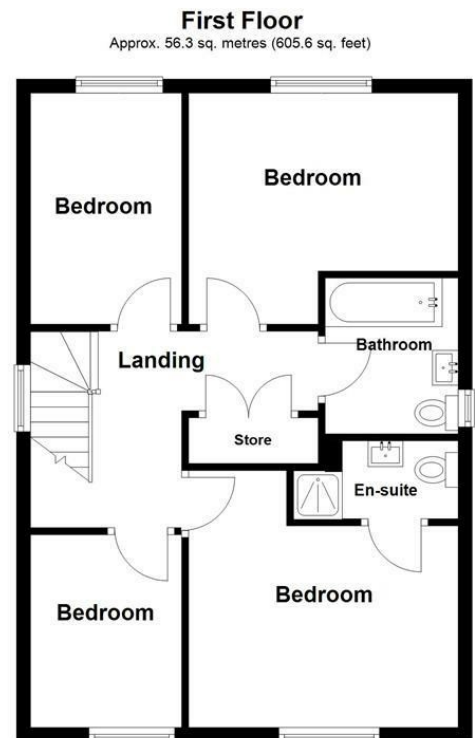
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





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Total area: approx. 130.6 sq. metres (1405.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Stearn Way

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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Email: puckeridge@oliverminton.com

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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