



**Oliver
Minton**
Sales & Lettings

**87 Fairfield,
Buntingford
Herts SG9 9NZ
Asking Price £485,000**

Benefiting from a 2-storey side extension, this superb 4 bedroom end terrace family home offers spacious, superbly presented accommodation comprising hallway, cloakroom/WC, dual aspect 19' x 12' sitting room, family room, excellent 16' kitchen/diner, master bedroom with luxury en-suite shower room, 3 further bedrooms and updated family bathroom. There is uPVC double glazing, mains gas central heating to radiators, wrap around garden with 2 separate patio areas and artificial lawn, en-bloc garage & off street parking. The house is in situated in a very popular cul-de-sac location in a mature residential area within walking distance of the town centre and well regarded schools.





Entrance Hall

Laminate flooring, radiator, understairs cupboard, stairs to first floor. Door to

Cloakroom

Comprising low level flush WC, wash hand basin, laminate flooring, radiator, obscure double glazed window to front.

Sitting room 5.79m x 3.66m (19'0 x 12'0)

Double glazed window to front, limestone fireplace with living flame inset gas fire, radiator, laminate flooring, double glazed French doors to rear garden.



Family Room 4.90m x 2.97m (16'1 x 9'9)

Double glazed bow window to front, laminate flooring, radiator.



Kitchen/Dining room 4.90m x 3.56m (16'1" x 11'8")

Refitted with a range of wall and base units with work surfaces incorporating single drainer sink unit with mixer tap, integrated oven and grill with electric hob, plumbing for dishwasher, washing machine, recess for tumble dryer, tiled splashbacks, tiled floor, radiator, double glazed window and French doors to rear garden.

First Floor Landing

Access to loft, airing cupboard housing hot water cylinder and shelving. Door to:



Bedroom 1 3.66 x 3.66 (12'0" x 12'0")

Double glazed window to rear, radiator. Door to:

Luxury En-suite Shower Room

Comprising walk in shower cubicle, wash hand basin with storage unit below, low level flush WC, built in storage unit, tiled walls, tiled floor with under floor heating, heated towel rail, obscure double glazed window to front.

Bedroom 2 4.19m x 2.87m (13'9" x 9'5")

Double glazed window to front, built in wardrobe, radiator.



Bedroom 3 3.35m x 2.87m (11'0" x 9'5")

Double glazed window to rear, built in wardrobe, radiator.

Bedroom 4 3.18m x 1.96m (10'5" x 6'5")

Double glazed window to front, radiator.

Family Bathroom

Modern white suite comprising wash hand basin with storage unit below, low level flush WC, bath with shower above, tiled floor, radiator, obscure double glazed window to rear.

Outside

Front Garden

Slate chippings and shrub bed.

Rear Garden

Good sized Indian sandstone paved patio area leading to artificial lawn, garden extends to side with further matching paved patio area and artificial lawn, outside water tap, outside light, side pedestrian access.





Garage-En-Bloc & Parking 5.16m x 3.05m (16'11 x 10'0)

Up & over door, driveway in front of garage with off street parking for 2 vehicles.

Agents Notes

Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested).

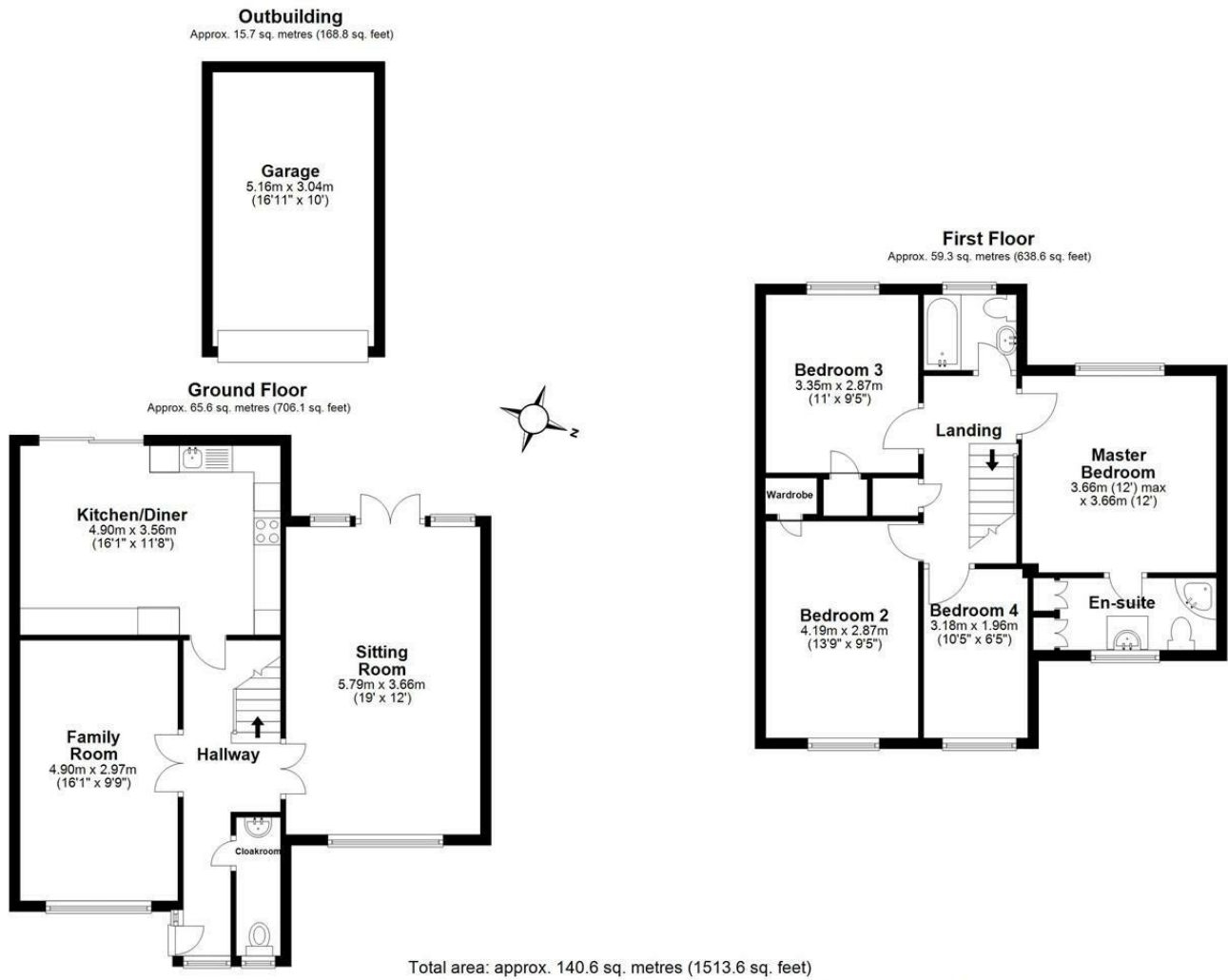
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Fairfield, Buntingford

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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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