



**Oliver  
Minton**



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Minton**  
*Sales & Lettings*

**Timbers ,  
Hare Street, Buntingford**

**Herts SG9 0EA**

**Asking Price £599,950**

Oliver Minton Village & Rural Homes are delighted to offer this superb Grade II Listed semi-detached character home, dating back to the 16th/17th century. Sympathetically modernised and stylishly presented, the 1531 sq ft of accommodation comprises entrance porch, spacious lounge/dining room, attractive fitted kitchen area, inner lobby, family bathroom, spacious living room, 3 first floor bedrooms, en-suite and family shower room. There is oil fired central heating to radiators, a wealth of exposed timbers and a lovely long rear garden.



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### Enclosed Entrance Hall

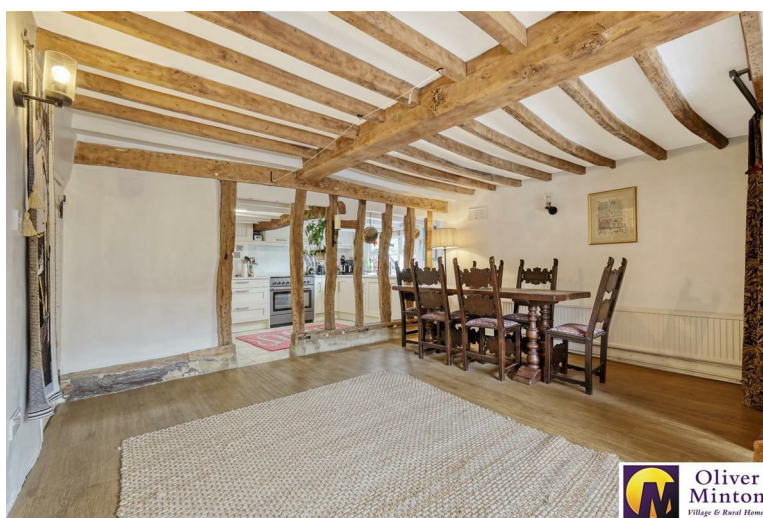
Main entrance door. Radiator. Multi-pane inner doors to:

### Lounge/Dining Room 5.26m x 4.88m (17'3 x 16)

Windows to front. 2 radiators. Attractive fireplace with wood burner. Recessed storage cupboard with light. Exposed beams. Door to inner lobby. Opening with vertical beam studwork, to:

### Fitted Kitchen 4.39m x 2.59m (14'5 x 8'6)

Double glazed window to side. Ceramic tiled floor. White quartz work surfaces incorporating sink unit. Integrated Neff dishwasher. Superb 'Rangemaster Professional FX' electric range cooker with induction hob. Range of built-in soft-closing wall, base and drawer units. Vertical panel radiator. Part glazed stable door to:







### **Living Room 5.18m inc inglenook x 4.47m (17'0 inc inglenook x 14'8)**

Superb brick inglenook fireplace with wood burning stove. Stone and brick flooring. Windows to front. 2 antique style radiators. Exposed beams. Section with full height ceiling and galleried landing above. Further window to side and stable door to rear courtyard area.

### **Inner Lobby**

Radiator. Staircase to first floor. Understairs storage cupboard with fitted water softener. Door to:

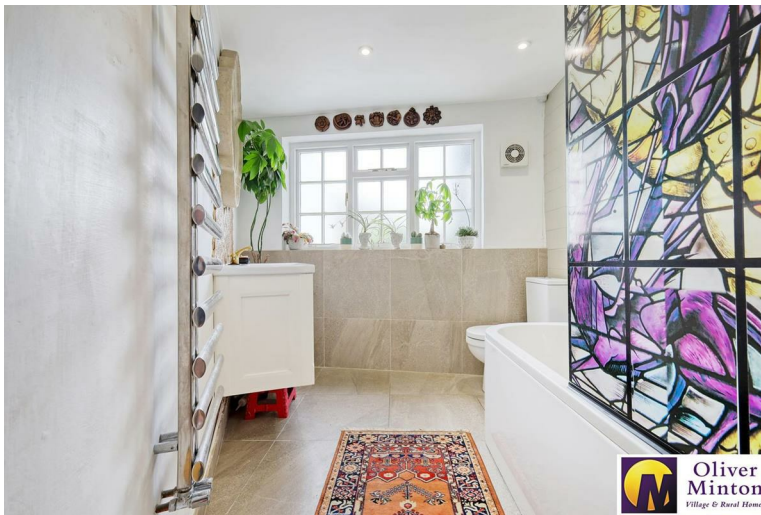


### **Spacious Bathroom**

Modern white suite comprising bath with shower attachment and glazed screen, WC, stylish wash basin with cupboards under. Frosted windows. Complementary tiled floor and part tiled walls. Chime heated towel rail. Inset ceiling lights. Extractor fan.

### **Split Level Landing**

Access hatch to loft. Window to rear. Inset ceiling lights. Door to Bedroom One and door to Bedroom Two.



### **Bedroom One 5.00m x 4.27m $\pm$ 5.33m (16'5 x 14 $\pm$ 17'6)**

Dual aspect windows to front and side. 2 radiators. Inset ceiling lights. Door to:

### **En-Suite Cloakroom**

White WC, wash hand basin. Exposed chimney breast. Exposed beams. Small window.

### **Bedroom Two 4.39m x 2.62m (14'5 x 8'7)**

Dual aspect windows to sides. Inset ceiling lights. Radiator. Step up and doorway to:

### **Inner Landing**

Window to side. Exposed beams. Access hatch to loft. Galleried landing over Sitting Room. Exposed chimney breast. Door to Shower Room. Door to:



### **Bedroom Three 3.35m x 2.59m (11'0 x 8'6)**

Window to rear. Radiator. Exposed beams.

### **Shower Room**

Modern white suite comprising WC and hand basin. Glazed shower cubicle. Frosted window. Part tiled walls. Radiator. Exposed brick chimney breast.

### **Outside**





## Delightful Rear Garden

A long, pretty cottage garden, attractively landscaped with patios and lawn areas. Brick built barbecue. Pergola. Oil tank with screening. Enclosed by panelled fencing. Large timber garden store.

## Agents Notes

Mains mains water, drainage and electricity. Heating is via oil boiler to radiators.

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

THERE IS PLANNING PERMISSION GRANTED for a single storey extension to the rear of the ground floor bathroom - please ask for more information and to see the plans, which are also available to be seen on the East Herts Council planning website - Ref: 3/23/0880/HH







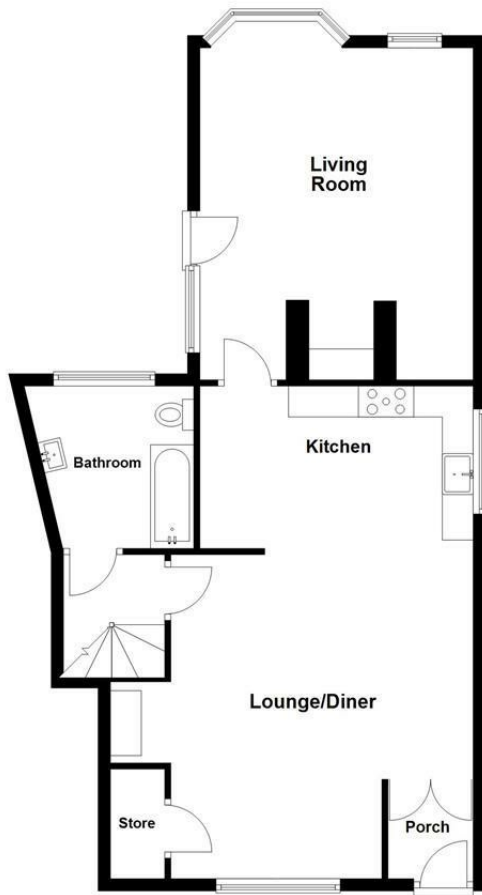
## MORTGAGE ADVICE

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



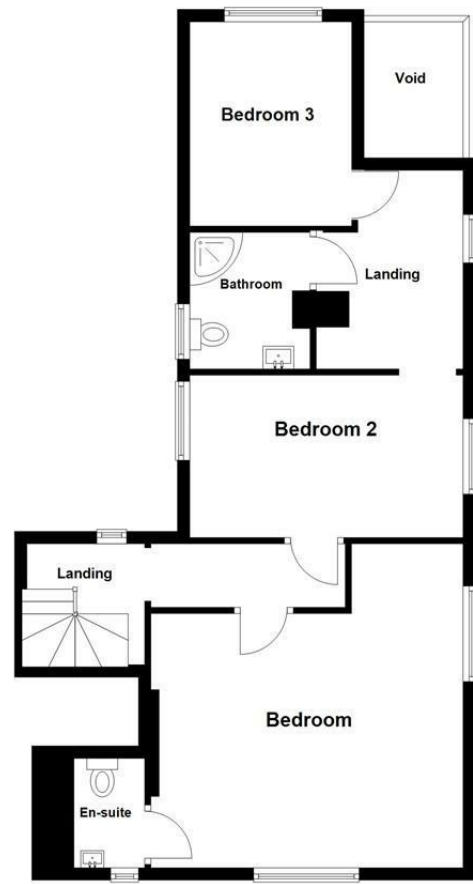
### Ground Floor

Approx. 75.4 sq. metres (811.4 sq. feet)



### First Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 142.3 sq. metres (1531.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Timbers**

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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