



72 Hare Street Road | Buntingford | SG9 9HN
Asking Price £775,000



CHRIS DELLAR
PROPERTIES

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Substantial and extended five bedroom detached house with dressing room & en-suite shower room to the master bedroom plus en-suite shower room to bedroom two, family bathroom with separate shower cubicle and a downstairs cloakroom/WC. Further benefits include large entrance hall, spacious kitchen/breakfast room with open plan dining room, a large sitting room with patio doors opening to the rear garden & patio area, and a separate office/study. The property has a carriage style driveway and integral single garage, and is located close to Buntingford town centre, but with open countryside a short walk away. An internal viewing is highly recommended. NO UPPER CHAIN!

Front Door

uPVC double glazed front door with full height opaque glass panels either side.

Entrance Hall

17'3 x 11'2 (5.26m x 3.40m)

Turning staircase to first floor. Built-in cupboard. Doors to sitting room, dining room and:

Cloakroom/WC

Low flush WC and wash hand basin.

Sitting Room

31'7 x 14'10 (9.63m x 4.52m)

Feature Portuguese limestone fireplace with gas fire and integral flue. uPVC double glazed bi-fold doors to rear garden. Double doors to kitchen/breakfast room. Door to service room housing gas fired boiler and water softener and with door to garage. Double doors to:

Office

9'11 x 7'10 (3.02m x 2.39m)

uPVC double glazed window to rear aspect.

Kitchen/Breakfast Room

23'5 x 12'7 (7.14m x 3.84m)

Two uPVC double glazed windows and door to side aspect. Range of Hi-gloss fronted wall & base cupboards and display cupboard with soft close doors. Roll top granite work surfaces and upstands, with breakfast bar peninsula. Inset sink with swan neck mixer tap. Tall unit housing built-in double oven. Integrated appliances including induction hob with extractor over, two dishwashers, fridge/freezer and wine cooler. uPVC double glazed French doors to rear garden. Open plan to:

Dining Area

12'11 x 12'7 (3.94m x 3.84m)

uPVC double glazed window to front. Double doors to hallway.

First Floor Landing

L-shaped landing with uPVC double glazed window to front aspect. Access via pull-down ladder to fully boarded loft space. Doors to all bedrooms and family bathroom.

Bedroom One

19'3 x 12'8 (5.87m x 3.86m)

uPVC double glazed window to front. Range of wardrobes. Door to :

Dressing Room

Range of wardrobe and double glazed window to front.

Ensuite Shower Room

Dual aspect uPVC double glazed windows to front and side. White suite comprising fully tiled corner shower cubicle with power shower, pedestal wash hand basin and low flush WC.

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

uPVC double glazed window to front. Built-in storage cupboard. Door to:

Ensuite Shower Room

White suite comprising shower cubicle with power shower, pedestal wash hand basin and low level WC.

Bedroom Three

12'1 x 11'9 (3.68m x 3.58m)

uPVC double glazed window to rear.

Bedroom Four

12'1 x 11'9 (3.68m x 3.58m)

uPVC double glazed window to rear.

Bedroom Five

8'7 x 7'10 (2.62m x 2.39m)

uPVC double glazed window to front.

Family Bathroom

uPVC double glazed window to side with opaque glass. Four piece white suite comprising Jacuzzi bath, pedestal wash hand

basin and low level WC. Separate fully tiled shower cubicle with power shower.

EXTERIOR

Front Garden

Shaped lawned area with shrub and hedge borders. 7 kilowatt electric vehicle charging point.

Driveway

Carriage style shingled driveway providing plenty of off street parking, and giving access to:

Integral Garage

With remote controlled up & over door to front and personal integrated door to lobby area. Light and power connected.

Rear Garden

Enclosed garden mainly laid to lawn with outside lights, sun terrace and raised shrub borders plus mature walnut tree. Fully insulated brick-built shed with wooden cladding, slate tiled roof and with power connected. Gated access to both sides of property.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.





Ground Floor

First Floor



Hare Street Road

Approximate Gross Internal Floor Area : 242.20 sq m / 2607.01 sq ft
(Including Garage)

Garage Area : 11.80 sq m / 127.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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	76	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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