



**26 Keen Avenue | Buntingford | SG9 9GS**

**Asking Price £445,000**

Chris Dellar Properties are very pleased to offer for sale this well proportioned semi-detached family home, situated on a popular modern development within walking distance of the town centre, schools and other amenities. The property comprises three bedrooms, spacious reception hall, a bay fronted sitting room, sizeable kitchen/diner, ensuite shower and a family bathroom. Externally there is a low maintenance rear garden, attractive front garden and a driveway to the side with parking for two vehicles. NB: Remainder of NHBC warranty applies. NO UPPER CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Courtesy light. Partially glazed front door to:

### Reception Hall

**18'0 x 6'2 (5.49m x 1.88m)**

Understairs storage cupboard. Wood laminate flooring. Stairs to first floor. Doors off.

### Sitting Room

**16'5 x 11'2 (5.00m x 3.40m)**

uPVC double glazed bay window to front aspect. Two radiators.

### Kitchen/Diner

**16'7 x 10'5 (5.05m x 3.18m)**

uPVC double glazed window to rear with views over garden. Good range of wall and base units incorporating granite work surfaces, drawers and one & half bowl sink unit with mixer tap. Integrated appliances comprising dishwasher, washer/dryer, fridge/ freezer, electric oven & grill, hob and extractor. Cupboard containing gas boiler. Ceramic floor tiles. Radiator. uPVC double glazed French doors to rear garden.

### Downstairs Cloakroom/WC

Pedestal wash hand basin and dual flush WC. Tiling to splashback. Ceramic floor tiles. Radiator. Extractor fan.

### First Floor Landing

Airing cupboard containing hot water cylinder and shelving. Access to loft space. Doors off.

### Bedroom One

**14'0 x 11'2 (4.27m x 3.40m)**

Window to front aspect, built-in wardrobes, fitted carpet, radiator. Door to:

### Ensuite Shower Room

uPVC double glazed window to front with obscure glass. Suite comprising shower cubicle, vanity unit with inset wash hand basin, and dual flush WC. Fully tiled walls. Chrome heated towel rail. Extractor fan.

### Bedroom Two

**12'0 x 9'6 (3.66m x 2.90m)**

uPVC double glazed window to rear aspect. Radiator.

### Bedroom Three

**10'7 x 6'11 (3.23m x 2.11m)**

uPVC double glazed window to rear aspect. Radiator.

### Family Bathroom

**7'0 x 5'11 (2.13m x 1.80m)**

uPVC double glazed window to front with obscure glass. Suite comprising panel enclosed bath, pedestal wash hand basin and dual flush WC. Fully tiled walls. Chrome heated towel rail. Extractor fan.

### EXTERIOR

#### Front Garden

Laid to lawn, enclosed by low level hedge with pathway to front door.

#### Driveway

Providing off street parking for two cars adjacent to house. Gated side access to:

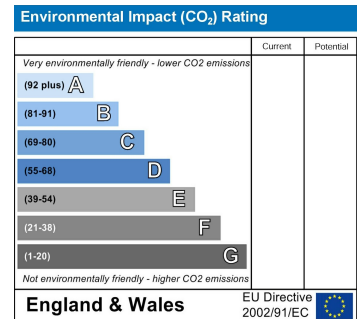
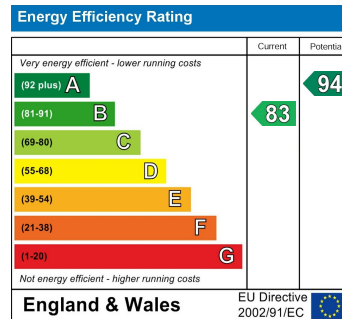
#### Rear Garden

Large patio gives way to lawn. Timber storage shed.

### 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.

### Energy Performance Certificate



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