



**67 Monks Walk | Buntingford | SG9 9DR**

**Asking Price £530,000**

Spacious and extended five bedroom, semi-detached family home situated at the end of a small cul-de-sac, off the main thoroughfare of Monks Walk. Of particular note is the sizeable kitchen/breakfast room, which is in addition to three reception rooms. Also on the ground floor there is a cloakroom/WC and reception hall. On the first floor there are five bedrooms, spacious ensuite bathroom to the master bedroom and a separate family bathroom. Externally there is a driveway for three cars, single garage and attractive mature South-east facing rear garden. VIEWING HIGHLY RECOMMENDED !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Porch

Courtesy light. uPVC double glazed door and side panel to:

### Reception Hall

Radiator. Double fronted cloaks cupboard. Stairs to first floor landing. Wood laminate floor covering.

### Sitting Room

**14'5 x 11'11 (4.39m x 3.63m)**

uPVC double glazed window to front. Coal effect electric fire set in feature fireplace. Radiator.

### Dining Room

**17'0 x 10'3 (5.18m x 3.12m)**

uPVC double glazed door and side panel to rear garden. Two radiators. Door to:

### Study

**8'1 x 7'8 (2.46m x 2.34m)**

uPVC double glazed window to rear. Radiator.

### Kitchen/Breakfast Room

**22'10 x 8'11 (6.96m x 2.72m)**

Good range of wall & base units incorporating roll top work surfaces, 'Franke' one & half bowl single drainer sink unit, wine rack, display cabinets and tiling to splashback areas. Integrated electric double oven with grill. Stoves four ring gas hob. Radiator. uPVC double glazed French door to:

### Garden Room

**10'3 x 8'4 (3.12m x 2.54m)**

Aluminium framed with glass sides and roof. Ceramic floor tiles. Sliding door to rear garden.

### Downstairs Cloakroom/WC

**4'7 x 2'11 (1.40m x 0.89m)**

Vanity unit with inset wash hand basin and low flush WC. Fully tiled walls. Chrome heated towel rail. Ceramic floor tiles. Extractor.

### First Floor Landing

uPVC double glazed window to side. Airing cupboard housing insulated hot water cylinder, linen shelving and immersion. Loft hatch. Doors to bedrooms and bathrooms.

### Bedroom One

**14'5 x 10'1 (4.39m x 3.07m)**

uPVC double glazed window to front. Radiator. Two built-in wardrobes. Ceiling fan/light combination. Door to:

### Ensuite Bathroom

**12'4 x 9'5 (3.76m x 2.87m)**

uPVC double glazed window to front with obscured glass. Suite comprising whirlpool bath with shower over, pedestal wash hand basin and low flush WC. Vanity unit with drawers. Tiling to splashback areas. Radiator. Two built-in double wardrobes.

### Bedroom Two

**11'2 x 7'11 (3.40m x 2.41m)**

uPVC double glazed window to rear. Radiator.

### Bedroom Three

**8'0 x 7'11 (2.44m x 2.41m)**

uPVC double glazed window to rear. Radiator.

### Bedroom Four

**8'3 x 7'2 (2.51m x 2.18m)**

uPVC double glazed skylight to side.

### Bedroom Five

**7'10 x 7'2 (2.39m x 2.18m)**

uPVC double glazed window to rear. Radiator.

### Family Bathroom

**7'5 x 4'10 (2.26m x 1.47m)**

Corner shower cubicle. Vanity unit with inset basin. Low level flush WC. Sink with mono tap. Chrome ladder radiator/towel rail. Tiling to walls. Extractor.

### EXTERIOR

#### Driveway

Block paved, providing parking for three vehicles. Gated side access to rear garden.

#### Garage

**18'0 x 7'7 (5.49m x 2.31m)**

Up & over door, light & power. Space for storage.

#### Rear Garden

Attractive, South-east facing mature garden with well stocked borders, patio, lawn and 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

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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