



69 Snells Mead | Buntingford | SG9 9JH

Asking Price £495,000

Spacious three bedroom semi-detached house, greatly extended on the ground floor, situated in a cul-de-sac location, a short walk from Buntingford town centre. On the ground floor there is a large lounge/sitting room, separate dining room, fully fitted kitchen, study and cloakroom/WC. The property benefits from gas fired central heating, double glazing and lots of fitted storage. Externally there are attractive gardens to the front & rear, a greenhouse, shed, driveway for three vehicles and non-integral garage with light & power. This lovely family home is located on a popular development, which is within walking distance of all of the town's schools and other amenities. VIEWING HIGHLY RECOMMENDED!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Replacement front door & side panel to:

Reception Hall

Radiator. Large fitted double fronted storage cupboard with sliding doors. Low level understairs storage cupboard. Wood laminate floor covering. Staircase to first floor. Door to:

Dining Room

11'11 x 8'7 (3.63m x 2.62m)

uPVC double glazed window to side. Radiator. Karndean flooring. Door to lounge/sitting room. Archway to:

Kitchen

10'0 x 8'7 (3.05m x 2.62m)

uPVC double glazed window to rear. Good range of wall & base units incorporating a variety of drawers, roll top worksurfaces and single drainer sink with mixer tap over. Integrated 4 ring gas hob with cooker hood above, dishwasher, washing and electric double oven with grill. Karndean flooring.

Lounge/Sitting Room

35'0 x 10'11 (10.67m x 3.33m)

Full height uPVC double glazed window to front. Two Radiators. Coal effect gas fire set into stone surround fireplace with mantel above. uPVC double glazed patio doors to rear garden.

Cloak Room/Study

6'0 x 4'6 (1.83m x 1.37m)

uPVC double glazed window to front. Radiator. Wood laminate floor covering. door to:

W/C

4'1 x 3'6 (1.24m x 1.07m)

uPVC double glazed window to side with obscured glass. wall mounted wash hand basin and low flush w/c. Tiling to splashback.

First Floor Landing

uPVC double glazed window to side. Airing cupboard containing lagged cylinders, immersion & linen shelving. Access to partly boarded loft. Doors to bedrooms and bathroom.

Bedroom One

13'10 x 9'7 (4.22m x 2.92m)

uPVC double glazed window to front. Radiator. Wall to wall fitted wardrobes.

Bedroom two

12'1 x 9'11 (3.68m x 3.02m)

uPVC double glazed window to rear. Radiator

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

uPVC double glazed window to front. Radiator.

Bespoke Bathroom

7'9 x 5'11 (2.36m x 1.80m)

uPVC double glazed window to rear with obscured glazing. Suite comprising panel enclosed bath with mixer taps, separate power shower and folding shower screen, inset wash hand basin & enclosed cistern w/c. There are a number of drawers and fitted bathroom cabinets. Radiator. Extractor fan. Ceramic wall tiles. Amtico flooring.

EXTERIOR

Front Garden

Mainly laid to lawn.

Driveway

Block paved providing off street parking for three vehicles. Access to rear garden and:

Garage

17'1 x 17'1 (5.21m x 5.21m)

Up & over door. Light & power connected. Personal door to:

South- West Facing Rear Garden

Large patio area gives way to lawn with wide, well stocked borders containing a good variety of flowering plants. In addition there is a greenhouse, timber storage shed and electric controlled awning extending from the rear of lounge/sitting room over the patio.

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

