



**76 High Street | Buntingford | SG9 9AJ**

**Guide Price £599,995**

Spacious Grade II listed family house situated in the centre of Buntingford with all amenities close-by. The ground floor offers three reception rooms, kitchen, utility room and downstairs shower room/WC. The first floor has three double bedrooms, en-suite shower room and a family bathroom. Externally there is a lovely enclosed garden and allocated parking for two vehicles. Period details include Art Nouveau fireplaces, oak floor boards and Georgian windows to the front of the property. Benefits include a freestanding electric cooking range, gas fired central heating and lots of fitted storage.  
**NO UPPER CHAIN!**



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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Panelled wooden front door to:

### Reception Hall

Radiator in radiator cupboard. Low level understairs storage cupboard. Panelling to dado height. Oak floor boards. Doors off.

### Sitting Room

**12'1 x 10'11 (3.68m x 3.33m)**

Window to front. Radiator.

### Dining Room

**11'6 x 9'2 (3.51m x 2.79m)**

Sash window to front. Radiator.

### Lounge

**17'3 x 12'3 (5.26m x 3.73m)**

Largest of the reception rooms, offering multiple aspect double glazed windows to side and rear. Walk in bay to side with views over rear garden. Victorian style open fireplace with mantel and hearth. Moulded coving to ceiling with matching ceiling rose. Oak floor boards. Radiator. Loft hatch.

### Kitchen

**11'7 x 10'6 (3.53m x 3.20m)**

uPVC double glazed window to rear. Belling electric cooking range with five rings and three ovens. Period style fireplace. Wall & base units incorporating wood block worksurfaces and butler style sink with swan neck mixer tap over. Space for fridge/freezer. Wall mounted Vaillant gas fired boiler. Oak floor boards. Ceiling spotlights. Doors to driveway and:

### Utility Room

**8'8 x 8'6 (2.64m x 2.59m)**

Base unit with roll top worksurface above incorporating single drainer sink. Plumbing and space for washing machine. Radiator. Door to rear garden and:

### Downstairs Shower Room/WC

**8'8 x 8'6 (2.64m x 2.59m)**

Shower cubicle & low flush w/c. Extractor fan. Panelling to dado height. Vinyl floor covering.

### First Floor Landing

Loft hatch. Doors to bedrooms & bathroom.

### Bedroom One

**13'5 x 10'11 (4.09m x 3.33m)**

Sash window to front. Radiator.

### En-Suite Shower Room

Suite comprising shower cubicle, pedestal wash hand basin and low flush w/c. Tiling to splashbacks. Chrome heated towel rail. Extractor fan. Vinyl floor covering.

### Bedroom Two

**14'10 x 9'3 (4.52m x 2.82m)**

Sash window to front. Radiator.

### Bedroom Three

**11'7 x 10'4 (3.53m x 3.15m)**

uPVC double glazed window to rear. Radiator. Two built in double wardrobes.

### Family Bathroom

**8'11 x 6'8 (2.72m x 2.03m)**

uPVC double glazed window to rear with obscured glass. White suite comprising panel enclosed bath with mixer taps & shower attachment, pedestal wash hand basin & low flush w/c. Radiator. Tiling to splashbacks. Extractor fan. Vinyl floor covering.

### EXTERIOR

#### Rear Garden

**40'0 in length (12.19m in length)**

Laid mainly to lawn with decked areas.

#### Allocated Parking

Two spaces, located a short walk from kitchen.

#### 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

There is no requirement for an EPC as this property is Grade II Listed.



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