



5 School Court | Westmill | SG9 9LL

Asking Price £650,000

Immaculately presented three bedroom semi-detached house arranged over three levels and offering en bloc garage, parking, enclosed garden and use of large communal garden. Benefits include log burner, electric cooking range and fitted storage. This truly magnificent property is situated in one of Hertfordshire's most sought after villages with good access to the A10 and a short drive from the market town of Buntingford. An early viewing is highly recommended.



CHRIS DELLAR
PROPERTIES

Your estate agent

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Front Door

Path leading to oak front door with courtesy light, into:

Reception Hall

Ceramic tiled floor with underfloor heating. Short flight of stairs to sitting room. Understairs storage cupboard. Doors off.

Dining Room/Bedroom

13'7 x 10'1 (4.14m x 3.07m)

uPVC double glazed window to front and uPVC double glazed French doors to side garden. Ceramic flooring with underfloor heating. Fitted cupboards. (This room could also be used as an additional bedroom). Door to:

Downstairs Shower/Cloakroom

uPVC double glazed window to front with obscure glass. Shower cubicle, vanity unit with inset wash hand basin, low flush WC. Heated towel rail. Shaver point with light. Extractor. Ceramic tiled floor with underfloor heating.

Kitchen/Breakfast Room

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

uPVC double glazed window to front. Range of Howden wall and base units. Oak block work surfaces with one & a half bowl single drainer sink unit with mixer tap. Tiling to splashbacks. Freestanding electric cooking range with dual oven, separate grill and complementary extractor hood over. Space and plumbing for dishwasher and washing machine. Integrated fridge/ freezer. Ceramic tiled floor with underfloor heating.

Living Room

20'7 x 13'8 (6.27m x 4.17m)

uPVC double glazed window to rear and two double glazed Velux roof-lights. Fireplace with log burner and slate hearth. Oak flooring with underfloor heating. uPVC double glazed French doors to rear garden. Double oak doors to:

Sitting Room

11'0 x 10'4 (3.35m x 3.15m)

Dual aspect uPVC double glazed windows to front & rear, and double glazed Velux roof light. Oak flooring with underfloor heating.

First Floor Landing

Radiator. Doors off to bedrooms one & two and also bathroom.

Bedroom One

13'8 x 12'2 (4.17m x 3.71m)

uPVC double glazed window to side. Radiator.

Bedroom Two

12'1 x 11'0 (3.68m x 3.35m)

uPVC double glazed window to front. Range of fitted wardrobes. Radiator.

Bathroom

Velux double glazed roof light. Suite comprising panel enclosed bath with telephone style mixer tap & separate shower over, low flush WC and pedestal wash hand basin. Extensive ceramic tiling up to dado height and fully tiled in bath area. Ladder style radiator. Ceramic floor tiles. Electric shaver point with light. Airing cupboard.

Side/Rear Garden

Enclosed side/rear garden mainly laid to lawn with good size patio area and sunken terrace. Summerhouse with light & power connected. Rear gate leading to:

Parking Area and Garage

Allocated parking and single en bloc garage.

Extensive Communal Gardens

Attractive communal gardens with tree and hedge borders.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and 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 buyer 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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