



## 4 Meadow View | Buntingford | SG9 9SQ

**£2,100 Per Month**

An excellent four bedroom detached family home that ACCEPTS PETS, situated on the ever popular Bovis development. The accommodation offers two reception rooms, kitchen, utility and downstairs cloakroom/WC. There are four generous bedrooms, with en-suite to the master bedroom plus family bathroom with double length shower cubicle. Benefits include gas central heating, double glazing and lots of storage. The property offers front & rear gardens, plus double width driveway and integral garage. Meadow View is a small cul-de-sac close to playing fields and within walking distance of many of the town's amenities. Offered unfurnished with white goods. Available mid July.

Holding Deposit - £484.00 : Dilapidation deposit - £2420.00



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Storm Porch

## Reception Hall

Built in storage cupboard.

## Lounge

14'0 x 12'3 (4.27m x 3.73m)

Open to:

## Dining Room

8'10 x 8'6 (2.69m x 2.59m)

## Kitchen

9'8 x 8'2 (2.95m x 2.49m)

Space & plumbing for dishwasher. Pantry cupboard.

## Utility Room

5'7 x 5'3 (1.70m x 1.60m)

White goods.

## Downstairs Cloakroom/WC

## First Floor Landing

Airing cupboard.

## Bedroom One

13'6 x 11'9 (4.11m x 3.58m)

Range of fitted wardrobes.

## En-Suite Shower Room

7'7 x 4'3 (2.31m x 1.30m)

## Bedroom Two

13'6 x 9'10 (4.11m x 3.00m)

Fitted wardrobes.

## Bedroom Three

10'0 x 7'3 (3.05m x 2.21m)

## Bedroom Four

7'8 x 6'9 (2.34m x 2.06m)

## Shower Room

7'1 x 5'7 (2.16m x 1.70m)

Double length shower (no bath), wash hand basin and WC.

## EXTERIOR

## Front Garden

## Double Width Driveway

## Integral Garage

16'0 x 8'2 (4.88m x 2.49m)

## Rear Garden

## 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. Measurements are approximate and are only intended to provide a guide.

## Energy Performance Certificate

To follow.

## Deposits

Holding deposit £484.00

Dilapidation Deposit £2420.00



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	