



## Flat No. 4 The Red House | Buntingford | SG9 9AJ

**Asking Price £325,000**

Immaculately presented Grade II Listed first floor apartment with high specification finish, situated within a period conversion in the heart of Buntingford town centre. This spacious property offers one double bedroom, an open plan living area with fully fitted kitchen and modern bathroom. Externally there is a communal garden area and allocated parking. This property has been restored to a very high standard and offers high ceilings, wood panelling and period fireplaces. An early viewing is highly recommended.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

T 01763 272605

E [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

### Communal Entrance

Secure entry system with phone. Wide staircase to first floor landing. Entrance door to:

### Hallway

**12'6 x 3'5 (3.81m x 1.04m)**

Radiator. Wooden floor boards. Double fronted cupboard containing Heatrae Sadia electric boiler, shelving, plumbing & space for washing machine and fuse box. Inset downlights. Moulded coving. Panelled doors to all rooms.

### Reception Room/Kitchen

**17'2 x 15'5 (5.23m x 4.70m)**

Kitchen area provides a good range of wall & base units incorporating granite worksurfaces, wine rack, drawers and single bowl sink with swan neck mixer tap over. Integrated dishwasher, fridge, induction hob, cooker hood extractor and electric oven/grill.

The reception room provides a flexible lounge/dining area and offers two sash windows to the front, exposed brick fireplace with slate hearth, panelling with integrated wall mirror, two radiators and wooden floor boards.

There is a large built in cupboard

### Bedroom

**16'5 x 13'3 (5.00m x 4.04m)**

Two sash windows to side. Exposed brick fireplace with slate hearth. Radiator.

### Bathroom

**6'11 x 6'11 (2.11m x 2.11m)**

Sash window to front with bespoke plantation blinds. Suite comprising 'P' shaped bath with Aqualisa shower over and shower screen, vanity unit with inset wash hand basin and low flush W/C with concealed cistern. Tiling to splashbacks. Ladder style radiator. Ceramic floor tiles. Inset downlights.

### EXTERIOR

#### Parking

One allocated space.

#### Communal Garden

#### Energy Performance Certificate

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

#### 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 any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)