

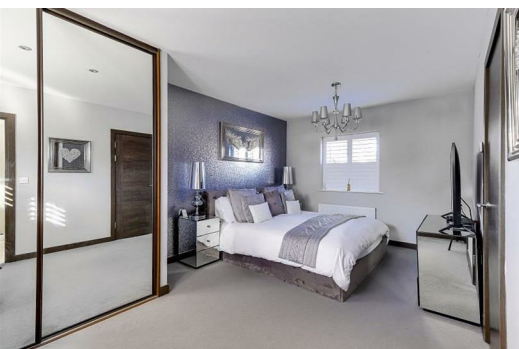


## 53 Hummerston Close | Buntingford | SG9 9SX

**Asking Price £675,000**

Exceptional detached family house with four double bedrooms, two bathrooms and two cloakroom/WCs. Located in a quiet cul-de-sac a short walk from Buntingford High Street and within easy reach of all the town's schools, this property benefits from uPVC double glazing, gas fired central heating, CCTV and fitted storage. Features include 'Alexa' activated security, appliances and heating, bespoke plantation shutters to windows and programmable bathroom fittings. Externally, the property offers parking to the front of the house and a separate driveway, which in total accommodates five vehicles, plus there is a large single garage. In addition to front and rear gardens the current owners have purchased land adjacent to the property, increasing the size of the rear garden.

**AN EARLY VIEWING IS HIGHLY RECOMMENDED !**



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Front door with full height double glazed side panels and courtesy light to:

### Reception Hall

Coir entrance mat. Wood laminate floor covering. Radiator in radiator cabinet. Stairs to first floor. Doors to kitchen/diner and:

### Reception Room

**17'4 x 10'3 (5.28m x 3.12m)**

Dual aspect with uPVC double glazed window to front and uPVC double glazed patio door to rear garden, all fitted with plantation shutters. Two radiators.

### Kitchen/Diner

**17'4 x 10'8 (5.28m x 3.25m)**

Dual aspect with uPVC double glazed window to front and rear, both fitted with plantation shutters. Range of wall & base units incorporating Silestone work surfaces, drawers and large square sink unit with flexi mixer tap. Integrated Zanussi appliances to include double oven/grill, electric hob with stainless steel extractor hood above and splashback, fridge/freezer, washer/dryer and dishwasher. Built-in downlights to ceiling. Radiator in radiator cabinet. Wood laminate floor covering. uPVC double glazed door to rear garden.

### First Cloakroom/WC

**5'0 x 3'3 (1.52m x 0.99m)**

Low flush WC with concealed cistern and vanity wash hand basin with programmable mixer tap. Radiator.

### First Floor Landing

Staircase to second floor. Radiator in radiator cabinet. Doors off.

### Bedroom One

**17'4 x 10'8 (5.28m x 3.25m)**

Dual aspect with uPVC double glazed window to front and rear, both fitted with plantation shutters and integrated blackout blinds. Mirror-fronted fitted double wardrobe. Radiator. Door to:

### Ensuite Bathroom

Comprising fully tiled double length shower cubicle, chrome tower with fixed head rainfall shower & hand held attachment, vanity unit with counter top wash hand basin & programmable mixer tap, and low flush WC with concealed cistern. LED touch mirror. Towel radiator. Porcelain tiled flooring.

### Bedroom Two

**9'11 x 9'8 (3.02m x 2.95m)**

uPVC double glazed window to front with plantation shutters and integrated blackout blinds. Radiator.

### Family Bathroom

**7'4 x 6'8 (2.24m x 2.03m)**

Suite comprising tile enclosed bath, chrome tower with fixed head rainfall shower & hand held attachment and glass shower screen, vanity unit with counter top wash hand basin & programmable mixer tap, and low level flush WC with concealed cistern. Towel radiator. LED touch mirror. Extractor. Porcelain tiled walls and flooring.

### Second Floor Landing

Cupboard containing Ideal gas fired boiler.

### Bedroom Three

**14'2 x 10'8 (4.32m x 3.25m)**

uPVC double glazed window to front, fitted with plantation shutters and integrated blackout blinds. Velux skylight with integrated blackout blinds. Radiator.

### Bedroom Four

**14'2 x 8'9 (4.32m x 2.67m)**

uPVC double glazed window to front fitted with plantation shutters and integrated blackout blinds. Velux skylight with integrated blackout blinds. Radiator.

### Second Cloakroom/WC

**4'11 x 4'11 (1.50m x 1.50m)**

Vanity wash hand basin with 'programmable mixer tap and low flush WC with concealed cistern. Radiator.

### EXTERIOR

#### Front Garden

Laid to Astro turf with access to driveway and:

#### Parking

Recently applied resin surface allowing parking for two/three vehicles directly in front of house.

#### Driveway

Block paved driveway to side providing parking for two vehicles. Wall mounted vehicle electric charging point. Access to:

#### Garage

**22'3 x 10'9 (6.78m x 3.28m)**

With up & over door, light and power connected. Lots of eaves storage space. Personal door to:

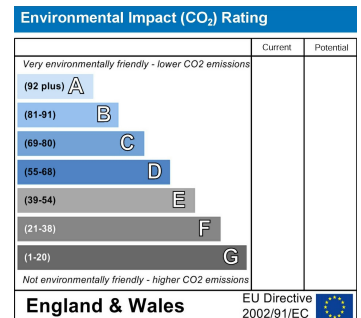
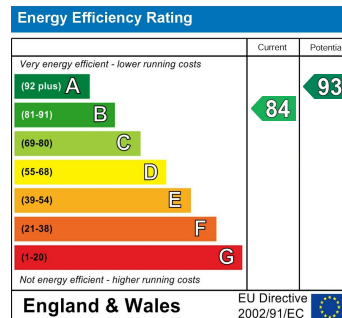
#### Rear Garden

Gate to driveway. Large patio leads to wide edged walkway surrounding Astroturf lawn. Raised border to rear containing established Laurel hedge. Opening to further uncultivated garden. There is also a storage area to the rear of the garage, outside garden tap and security lighting.

### 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.

### Energy Performance Certificate



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