



## 7 Hurry Close | Buntingford | SG9 9UJ

**Asking Price £475,000**

Excellent two double bedroom detached bungalow, less than four years old, situated at the end of a quiet cul-de-sac overlooking parkland. The property benefits from uPVC double glazing, gas fired central heating and fitted storage. Externally there are low maintenance gardens to the front and back, a driveway for two/three cars and a garage with light & power connected.

An early viewing is highly recommended. NO UPPER CHAIN !



**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)

### Storm Porch

Courtesy light. Front door to:

### Reception Hallway

Coir matting. Radiator. Fitted airing cupboard with linen shelving and radiator. Separate storage cupboard. Loft hatch. Doors to all rooms.

### Lounge

**13'6 x 12'8 (4.11m x 3.86m)**

Two radiators. uPVC double glazed French doors with full height side panel to rear garden. Bi-fold glass doors to:

### Kitchen

**12'8 x 7'5 (3.86m x 2.26m)**

uPVC double glazed window to front with views over garden. Range of wall & base units incorporating Silestone work surfaces with matching uprights and one & a half bowl stainless steel single drainer sink unit with mixer taps. Integrated fridge/freezer, washing machine & dishwasher. Built-in electric double oven with grill. Integrated five ring gas hob with stainless steel splashback and cooker hood extractor above. Radiator. Electric skirting heater. Cupboard containing gas fired boiler. Large porcelain floor tiles.

### Bedroom One

**11'6 x 10'9 (3.51m x 3.28m)**

uPVC double glazed French doors to rear garden. Radiator. Fitted double wardrobe.

### Bedroom Two

**10'10 x 9'6 (3.30m x 2.90m)**

uPVC double glazed window to front with views over garden. Radiator.

### Bathroom

**6'10 x 6'10 (2.08m x 2.08m)**

uPVC double glazed window with obscured glass to rear. Ladder style radiator. Suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush WC with concealed cistern.

### EXTERIOR

#### Driveway

Providing parking for two/three cars, leading to:

#### Garage

With up & over door, light and power connected.

#### Front Garden

Enclosed by picket fence. Mainly laid to lawn with pathway to front door.

#### Rear Garden

Fence enclosed garden with large patio and remainder laid to lawn. Security light and garden tap. Personal door to garage.

#### 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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



**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)