



6 Chapel End | Buntingford | SG9 9AL  
Asking Price £895,000



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PROPERTIES

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## Chapel End | Buntingford | SG9 9AL

Nestled in a small, town centre cul-de-sac, this exquisite detached house offers a perfect blend of comfort and elegance. With four spacious reception areas, this property provides ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, making it an ideal home for families or those who enjoy hosting guests. The residence boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Additionally, the property features three modern bathrooms, providing convenience and luxury for all occupants. Outside, the South facing garden provides a lovely mature lawn with shrubbed borders, a detached Summerhouse and separate office/studio. There is a double garage with large store room in the attic, with the driveway providing parking for two vehicles. The property is within easy reach of all local amenities including schools and doctor's surgery. With its generous living space and attractive surroundings, it presents a wonderful opportunity for those seeking a new place to call home. NO UPPER CHAIN!

### Porch

Lighting. Tiled floor. Front door to:

### Reception Hall

Engineered oak flooring. Radiator. Large cloaks cupboard. Staircase to first landing with understairs storage cupboard containing hot water cylinder. Door to:

### Library

**12'3 x 10'7 (3.73m x 3.23m)**

Traditional timber framed double glazed window. Engineered oak flooring. Radiator. uPVC double glazed French doors to garden. Door to:

### Lounge

**15'9 x 15'11 max (4.80m x 4.85m max)**

uPVC double glazed window overlooking garden. Two Velux double glazed windows. Engineered oak flooring. Ceiling timbers. Double radiator. Double glazed stable door to open porch. Two steps up to:

### Snug

**12'0 x 11'8 (3.66m x 3.56m)**

uPVC double glazed window overlooking garden. Quarry tiled floor. Exposed brick fireplace containing log burner. Double radiator. Ceiling beams. Doors leading to kitchen and:

### Office

**13'1 x 4'3 (3.99m x 1.30m)**

Traditional timber framed window. Radiator. Built-in storage cupboard. Fitted wooden desk extending into shelving.

### Kitchen

**16'2 x 10'4 (4.93m x 3.15m)**

Traditional timber framed window. Good range of wall & base units incorporating drawers, work surfaces and single drainer sink unit with swan neck mixer tap over. Integrated Neff five ring gas hob with electric double oven below and cooker hood extractor above. Integrated dishwasher, fridge and freezer. Exposed brick fireplace containing log burner. Wood laminate floor covering. Staircase to second landing.

### Dining Room

**12'9 x 9'0 (3.89m x 2.74m)**

Triple aspect uPVC double glazed windows. uPVC double glazed French doors and two side doors to rear garden. Four double glazed Velux roof lights. Wood laminate floor covering. Radiator.

### Downstairs Cloakroom/WC

**5'10 x 5'10 (1.78m x 1.78m)**

uPVC double glazed with obscured glass. Vanity unit with wash hand basin on marble stand above. Low flush W/C. Tiling to splashbacks. Ladder style radiator. Space and plumbing for washing machine. Hanging rail. Vinyl floor covering.

### FIRST FLOOR

NB: There are two separate landings. The first landing (accessed from the reception hall) provides access to bedrooms 1 & 2. The second landing (accessed from the kitchen) provides access to bedrooms 2, 3, 4 and family bathroom.

### First Landing

Accessed from reception hall, with Velux double glazed roof light over stairs. Doors to bedrooms one & two.

### Bedroom One

**12'2 x 11'10 (3.71m x 3.61m)**

Dual aspect with uPVC double glazed windows. Built-in double wardrobe. Radiator. Door to:

### En-suite Bathroom

**8'2 x 5'11 (2.49m x 1.80m)**

uPVC double glazed window. Suite comprising panel enclosed bath with telephone style hand-held shower attachment and separate wall mounted shower head, low flush WC and vanity unit with inset wash hand basin. Tiling to dado height extending into splashbacks. Radiator. Bulkhead airing cupboard containing linen shelving and radiator. Extractor. Inset downlights. Ceramic floor tiles.

### Bedroom Two

**11'2 x 10'10 (3.40m x 3.30m)**

Dual aspect with uPVC double glazed windows. Radiator. Built-in wardrobe. Door to:

### En-suite Shower Room

**7'7 x 3'3 (2.31m x 0.99m)**

Velux double glazed roof light. Inset downlights. Suite comprising shower cubicle, vanity unit with inset wash hand basin and enclosed cistern WC. Extractor. Radiator. Ceramic floor tiles.

### Second Landing

Accessed from kitchen, with uPVC double glazed window. Access to bedrooms two, three & four and family bathroom.

### Bedroom Three

**11'2 x 8'2 (3.40m x 2.49m)**

uPVC double glazed window. Radiator. Loft hatch.

### Bedroom Four

**7'11 x 7'1 (2.41m x 2.16m)**

uPVC double glazed window. Radiator.

### Family Bathroom

**6'7 x 5'7 (2.01m x 1.70m)**

uPVC double glazed window. Suite comprising panel enclosed bath with telephone style mixer tap, vanity unit with inset wash hand basin and low flush WC. Tiling to dado height extending into splashbacks. Radiator.

### EXTERIOR

#### Driveway

Parking for two vehicle with access to:

#### Detached Double Garage

**17'1 x 16'3 (5.21m x 4.95m)**

With remote controlled electric up & over door, light & power connected. Pull down ladder leading to:

#### Store Room

**17'1 x 16'3 (5.21m x 4.95m)**

Above garage, with two dormer uPVC double glazed windows to front, light & power connected.

#### South Facing Rear Garden

**90'0 x 42'0 (27.43m x 12.80m)**

Mainly laid to lawn with shrubbed borders and compass point slabbed patio. Pathway to Studio and access to:

#### Summer House

#### Studio/Workshop

**16'1 x 13'2 (4.90m x 4.01m)**

uPVC double glazed door & window. Light & power connected.

#### 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.





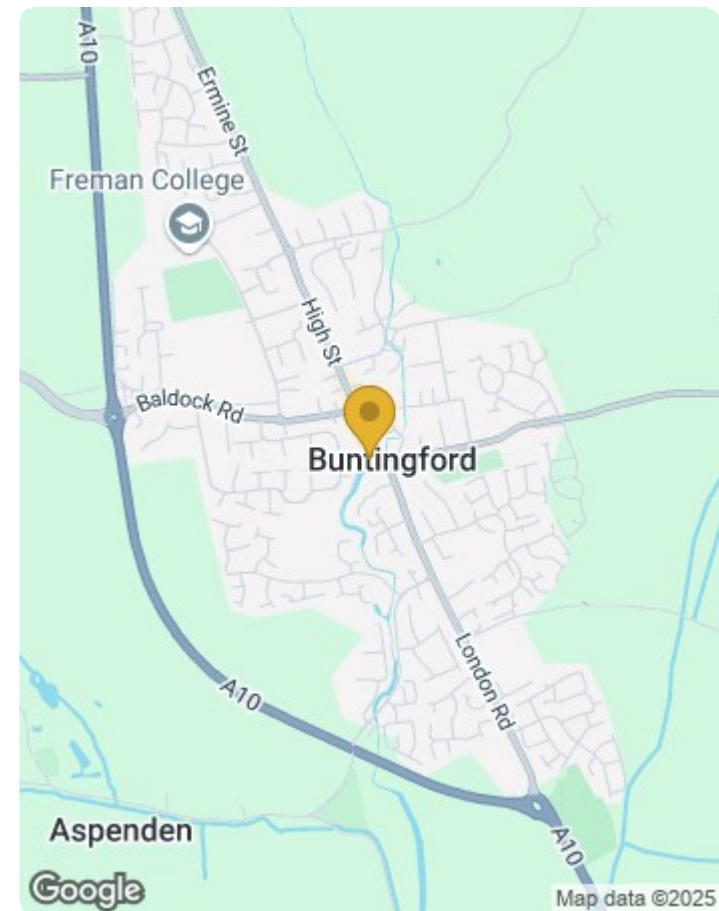
### Chapel End

Approximate Gross Internal Floor Area : 159.70 sq m / 1718.99 sq ft  
(Excluding Garage, Studio Workshop & Summer House)

Garage Area : 51.60 sq m / 555.41 sq ft

Studio Workshop Area : 14.40 sq m / 155.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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		
(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		
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