



1 Hare Street Road | Buntingford | SG9 9HN
Asking Price £875,000

CHRIS DELLAR



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

Hare Street Road | Buntingford | SG9 9HN

Exceptional five bedroom detached house offering very flexible living accommodation which extends to over 2000 sq.ft. There is a spacious lounge with a large uPVC double glazed sky lantern, re-fitted kitchen/diner with bespoke units & AEG appliances. Three of the bedrooms have en-suite shower rooms with a fourth bathroom offering bath and separate shower cubicle. Outside there is a carriage style driveway surrounding a mature front garden, dual side access to a large landscaped rear garden containing a detached summer house and separate gym room. Benefits include electric vehicle charger, gas fired central heating and lots of fitted storage. This lovely family home is a short walk from the town centre and all the local schools. AN EARLY VIEWING IS HIGH RECOMMENDED !

Entrance Door

Replacement composite front door with full height double glazed side panels to:

Entrance Hall

Stairs to first floor. Built-in storage cupboard. Wood laminate flooring. Radiator. Doors off.

Kitchen/Diner

25'4 x 16'5 (7.72m x 5.00m)

Dual aspect double glazed windows to side and rear. Luxury bespoke range of wall & base units and island incorporating rolltop work surfaces with matching uprights and one & a half bowl single drainer sink unit with swan neck mixer tap. Integrated AEG appliances including dishwasher, two electric ovens/grills, five ring electric induction hob with cooker hood extractor above. Radiator. Light fittings and pop-up power point included. Fitted cupboard containing shelf, extractor fan, light, power & plumbing for washing machine. Opening to:

Lounge

24'10 x 14'5 (7.57m x 4.39m)

Bespoke double glazed bi-folding patio doors to rear garden. Large uPVC double glazed sky lantern. Radiator.

Bedroom One (Master)

16'0 x 14'9 (4.88m x 4.50m)

uPVC double glazed window to front. Radiator. Door to en-suite and opening to:

Dressing Room

8'8 x 3'9 (2.64m x 1.14m)

uPVC double glazed window to front. Radiator. Fitted wardrobes and drawers.

En-suite Shower Room

7'9 x 6'11 (2.36m x 2.11m)

Luxury suite with twin wash hand basins above vanity unit, double length shower cubicle and low flush WC. Extractor fan. Ladder style radiator.

Bedroom Two

13'0 x 10'0 (3.96m x 3.05m)

uPVC double glazed window to front. Radiator. Mirror fronted fitted wardrobes and double cupboard with electric metering inside.

Bedroom Three

12'0 x 9'1 (3.66m x 2.77m)

uPVC double glazed window to side. Radiator.

Re-fitted Family Bathroom

8'1 x 6'0 (2.46m x 1.83m)

Velux style roof light. Suite comprising panel enclosed bath, vanity unit with inset wash hand basin, low flush WC and corner shower cubicle. Inset ceiling lights. Heated ladder style towel rail.

First Floor Landing

uPVC double glazed window to rear. Doors to bedrooms four and five.

Bedroom Four

14'8 x 11'1 (4.47m x 3.38m)

uPVC double glazed window to front and Velux roof light to rear. Built-in wardrobe. Radiator. Hatch providing access to loft space. Electric ceiling fan. Under-eaves storage. Door to:

En-suite Shower Room

8'4 x 4'9 (2.54m x 1.45m)

Shower cubicle, pedestal wash hand basin and low flush WC. Part tiled walls. Inset ceiling lights. Ladder style heated towel rail.

Bedroom Five

14'8 x 11'1 (4.47m x 3.38m)

Double glazed leaded light window to front plus Velux roof light. Built-in wardrobe. Radiator. Electric ceiling fan. Low level door to extensive under-eaves storage. Door to:

En-suite Shower Room

8'4 x 4'9 (2.54m x 1.45m)

Shower cubicle, pedestal wash hand basin and low flush WC. Part tiled walls. Inset ceiling lights. Ladder style heated towel rail.

EXTERIOR

Front Driveway

Carriage style brick pavior drive providing off street parking for several vehicles. Wall mounted vehicle electric charging point. Central area laid to lawn with brick surround.

Landscaped Rear Garden

75'6 x 75'6 (23.01m x 23.01m)

Large decked area to rear of house gives way to sizeable mature lawn which leads to well stocked wide borders and a sleeper laid sun terrace. All areas are connected by pathways laid to chippings. There are wooden side gates leading to the front garden and parking. A second sun terrace leads to:

Gym Room

18'9 x 10'4 (5.72m x 3.15m)

Dual aspect uPVC double glazed windows and French doors. Light & power connected.

Summer House

18'10 x 12'4 max (5.74m x 3.76m max)

Dual aspect with French doors to rear garden. Light and power connected.

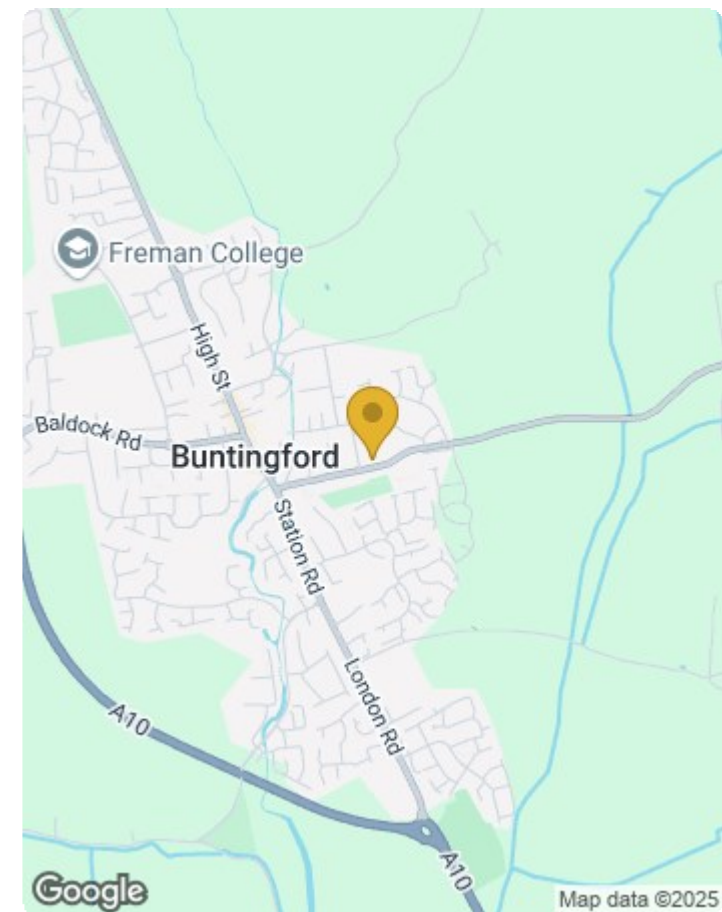
Disclaimer

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.

Energy Performance Certificate

To follow.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

