



4 Meadow View | Buntingford | SG9 9SQ
Asking Price £650,000



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

Meadow View | Buntingford | SG9 9SQ

An excellent four bedroom detached family home situated on the ever popular Bovis development. The accommodation offers two reception areas, kitchen, utility and downstairs cloakroom/WC. There are four generous bedrooms, with ensuite to the master bedroom plus family bathroom with double length shower cubicle. Benefits include gas central heating, double glazing and lots of storage. The property offers front & rear gardens, plus double width driveway and integral garage. Meadow View is a small cul de sac situated close to playing fields and within walking distance of many of the town's amenities. Offered with no upper chain.

Storm Porch

Front door leading into:

Reception Hall

Built-in storage cupboard. Stairs to first floor landing. Radiator. Doors off.

Downstairs Cloakroom/WC

Low level WC and wall mounted corner wash hand basin. Radiator.

LOUNGE / DINER

Lounge Area

14'0 x 12'3 (4.27m x 3.73m)

uPVC double glazed window to rear overlooking garden. Flame effect electric fire. Two wall lights. Radiator. Open to:

Dining Area

8'10 x 8'6 (2.69m x 2.59m)

Patio doors to rear garden. Radiator.

Kitchen

9'8 x 8'2 (2.95m x 2.49m)

uPVC double glazed window to front. Wall & base units incorporating "Granite Transformations" quartz/glass composite work surface with inset Villeroy & Boch sink/drain unit and chrome swan neck mixer tap. Splashbacks matching the work surfaces & extending to window sill. Integrated Tricity double oven & grill. Inset white Bosch "Schott Ceran" ceramic hob. Space & plumbing for dishwasher/tumble dryer. Deep pantry cupboard. Vinyl floor tiles. Door to:

Utility Room

5'7 x 5'3 (1.70m x 1.60m)

Ceramic floor tiles. Rolltop work surface. Space & plumbing for washing machine.

Radiator. Radiator. Serving hatch to dining room (closed off). uPVC door leading to garden.

First Floor Landing

uPVC double glazed window to side. Airing cupboard housing lagged hot water cylinder with immersion heater, and slatted shelving. Doors to bedrooms and shower room.

Bedroom One

13'6 x 11'9 (4.11m x 3.58m)

uPVC double glazed window to rear. Range of fitted wardrobes. Radiator. Door to:

En-Suite Shower Room

7'7 x 4'3 (2.31m x 1.30m)

uPVC double glazed window to side. Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Parquet effect vinyl flooring. Radiator. Extractor fan.

Bedroom Two

13'6 x 9'10 (4.11m x 3.00m)

uPVC double glazed window to rear. Fitted wardrobes. Radiator.

Bedroom Three

10'0 x 7'3 (3.05m x 2.21m)

uPVC double glazed window to front. Radiator.

Bedroom Four

7'8 x 6'9 (2.34m x 2.06m)

uPVC double glazed window to front. Radiator.

Shower Room

7'1 x 5'7 (2.16m x 1.70m)

uPVC double glazed window to front with opaque glass. Double length shower cubicle, pedestal wash hand basin and low flush WC. Radiator. Extractor fan.

EXTERIOR

Front Garden

Laid to lawn with mature tree, shrubs and hedging plants.

Double Width Driveway

Providing off street parking for two vehicles, and leading to:

Integral Garage

16'0 x 8'2 (4.88m x 2.49m)

With remotely controlled up & over door. Power and light connected. Wall mounted Worcester boiler. Modern electrical consumer unit.

Rear Garden

approx 30'0 (approx 9.14m)

Enclosed by timber panel fencing on two sides. Paving slabs forming large patio area to rear of house. Two large trees. Small lawned area with flower border. Further hard landscaped area accessed by steps with wooden handrail to lower level at end of garden with gravel and paving slabs. Pathway to either side of house. Outside tap.

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





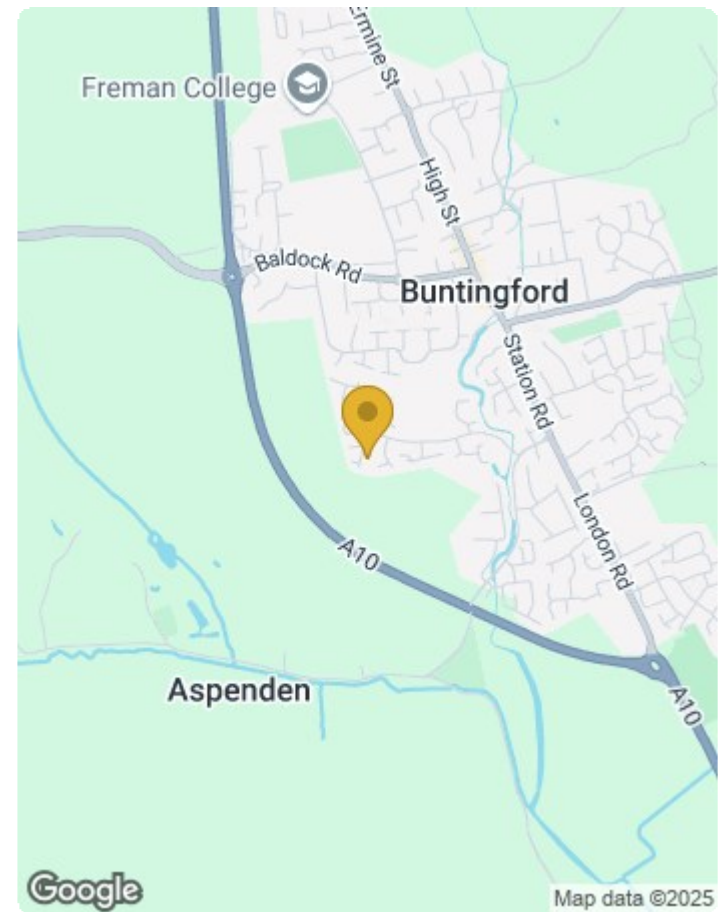
Meadow View

Approximate Gross Internal Floor Area : 126.0 sq m / 1356.25 sq ft

(Including Garage)

Garage Area : 12.10 sq m / 130.24 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		84
(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	



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

