



## 227 Monks Walk | Buntingford | SG9 9DY

**Asking Price £435,000**

Attractive family house offering generous living space with three bedrooms, re-fitted bathroom, downstairs cloakroom/WC, large lounge/diner and kitchen/breakfast room. This excellent home is set back from the road with a sizeable front garden and attractive South-West facing rear garden. The en-bloc garage is a short walk away. The property benefits from gas fired central heating, uPVC double glazing, airing cupboard and fitted wardrobes. **VIEWINGS AVAILABLE OVER CHRISTMAS HOLIDAYS !**

No upper chain!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Storm Porch

Courtesy light. Composite front door, leading to :

## Reception Hall

Radiator. Stairs leading to first floor with large storage area below. Wood laminate floor covering. Doors to kitchen and cloakroom/wc.

## Downstairs Cloakroom / WC

Small uPVC double glazed window with obscured glass to side. Corner mounted hand wash basin and low flush WC. Ceramic floor tiles.

## Kitchen

### 13'3 x 9'2 (4.04m x 2.79m)

uPVC double glazed window to front. Range of wall and base units incorporating drawers and single bowl composite sink with swan neck mixer tap over. Freestanding American style fridge/freezer. Freestanding automatic washing machine. Space for electric cooker. Vinyl floor covering. Tiling to splashback areas. Opening to :

## Lounge/Diner

### 18'0 x 13'6 (5.49m x 4.11m)

uPVC double glazed French doors with full height side panels leading to rear garden. Separate uPVC double glazed window to rear aspect. Two radiators. Laminate floor covering. Panelling to dado height on feature wall.

## First Floor Landing

Airing cupboard containing wall mounted gas fired boiler, space for storage and linen shelving. Access to partially boarded loft with light. Doors to bedrooms and bathroom.

## Bedroom One

### 13'0 x 10'5 plus door recess (3.96m x 3.18m plus door recess)

uPVC double glazed window to rear. Radiator. Built in mirror fronted wardrobes.

## Bedroom Two

### 11'6" x 9'1" + door recess (3.51m x 2.79m + door recess)

uPVC double glazed windows to front. Radiator. Built in cupboards.

## Bedroom Three

### 9'11 x 7'4 (3.02m x 2.24m)

uPVC double glazed window to rear. Radiator.

## Refitted Bathroom

### 8'3 x 5'4 (2.51m x 1.63m)

uPVC double glazed window with obscured glass to front. Suite compromising a 'P' shaped panel enclosed bath with a soaking shower and handheld shower head, vanity unit with inset hand wash basin and low flush WC. Ladder style radiator. Fully tiled walls.

## EXTERIOR

## Front Garden

Pathway to front door. Lawn with small number of mature trees. NB: Possible conversion to driveway offering parking for 3/4 cars subject to normal permissions.

## Wide Passageway

Two small storage sheds. Security lighting and garden tap. Wooden gate to front garden. Opening to :

## South West Facing Rear Garden

### 35'0 in length (10.67m in length)

Large patio area. Bespoke hen house. Two weatherproof power points.

## En-Bloc Garage

With up & over door.

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	66	72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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