



**5 London Road | Buntingford | SG9 9JJ**

**Asking Price £455,000**

Exceptional period property, greatly extended in a very imaginative way, decorated with flair and with amazing attention to detail. On the ground floor there is a large lounge/diner, kitchen, garden room and utility/cloakroom. On the first floor there are two spacious bedrooms, en-suite w/c to bedroom one and en-suite dressing room and four piece bathroom to bedroom two. Externally there a small front garden, side passageway which opens up to a side garden with the south-west facing rear garden beyond. The house is decorated to a very high standard throughout.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Storm Porch

### Lounge/Diner

**24'2 x 12'6 (7.37m x 3.81m)**

Triple aspect with uPVC double glazed box bay window to front, further uPVC double glazed windows to side and rear. Two radiators. Feature fireplace with inset flame effect electric fire. Staircase to first floor. Coving to smooth ceiling. Glazed door to:

### Kitchen

**10'5 x 8'6 (3.18m x 2.59m)**

Dual aspect with uPVC double glazed windows to side and rear. Shaker style wall & base units incorporating drawers, work surfaces and single drainer sink unit with swan neck mixer tap over. Integrated electric oven/grill, four ring electric hob, glass back plate and cooker hood extractor. Space for fridge/freezer. Space & plumbing for washing machine. Gas cooker point. Ceramic floor tiles. Wall mounted electric panel heater. TV point. Loft hatch. Stable door to: Door to:

### Garden Room

**7'11 x 5'0 (2.41m x 1.52m)**

uPVC double glazed patio door to rear garden. Ceramic floor tiles. inset shelving.

### Utility Room/Cloakroom w/c

**10'7 x 5'0 (3.23m x 1.52m)**

High level uPVC double glazed window to side. Plumbing for washing machine. Wall mounted cupboards. Fitted roll top work surface. Inset wash hand basin & low flush w/c. Tiling to splashback. Ceramic floor tiles.

## First Floor Landing

### Bedroom One

**14'1 x 9'9 (4.29m x 2.97m)**

uPVC double glazed window to front. Radiator. Inset downlights. Folding door to:

### En-Suite W/C

Vanity unit with inset wash hand basin. Low flush w/c. Fully tiled walls. Ceramic floor tiles.

### Bedroom Two

**12'8 x 9'9 (3.86m x 2.97m)**

Dual aspect with uPVC double glazed windows to side and rear. Radiator. Doorway to:

### Dressing Room

**8'9 x 4'8 (2.67m x 1.42m)**

uPVC double glazed window to side. Doorway to:

## En-Suite Bathroom

**8'9 x 5'7 (2.67m x 1.70m)**

uPVC double glazed window with obscured glass. Suite comprising panel enclosed, corner shower cubicle, vanity unit with inset wash hand basin and low flush w/c. Ladder style radiator. Fully tiled walls. Ceramic floor tiles.

## EXTERIOR

### Front Garden

Paved, with low dwarf brick walls to boundaries. High wooden gate to side passageway. Front door to house.

### Side Passageway

Paved with security lights, leading to:

### South-West Facing Rear Garden

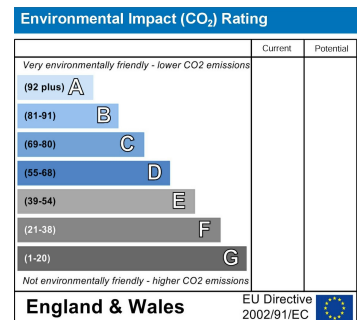
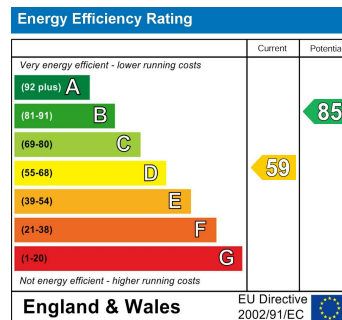
**70'0 (21.34m)**

Courtyard Style mainly laid to paving. High wooden fences to boundaries. Two metal storage sheds.

## 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



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