

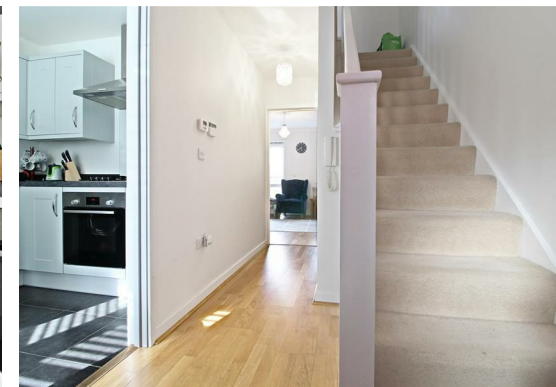


£440,000

*Station Yard, Buntingford*

## Station Yard, Buntingford, SG9 9FH

Keith Ian are pleased to offer for sale this modern 3 bedroom bedroom house arranged over 3 levels. The property offers spacious accommodation with a good size lounge/diner and re-fitted contemporary style kitchen and downstairs WC to the ground floor. To the first floor there are 2 good size bedrooms and a modern family bathroom with a further double bedroom with en-suite to the second floor. This property benefits from underfloor heating to the ground floor, parking for 3 cars and a rear garden mostly laid to lawn with rear access. Buntingford high street is within a 5/10 minute walk which offers an array of local shops providing all essential amenities.





**Accommodation Comprises:**

**Entrance Hallway**

**Lounge/ Diner**

16'11 x 13'7

**Kitchen**

11'10 x 6'11

**Downstairs Wc**

**Stairs to First Floor**

**Bedroom**

13'7 x 10'2

**Bedroom**

9'9 x 7'2

**Bathroom**

**Stairs to Second Floor**

**Bedroom**

11'4 x 10'4

**En-suite**

**Garden**

**Driveway**

**Allocated Parking Space**

**what3words**

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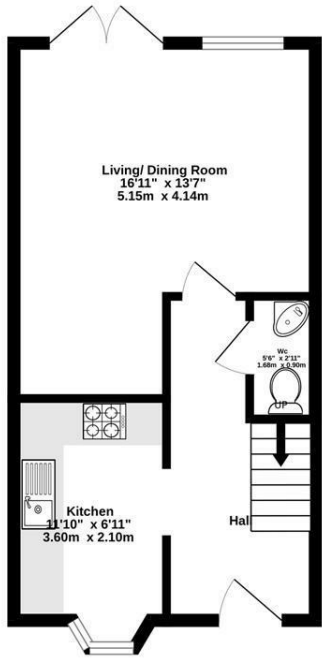




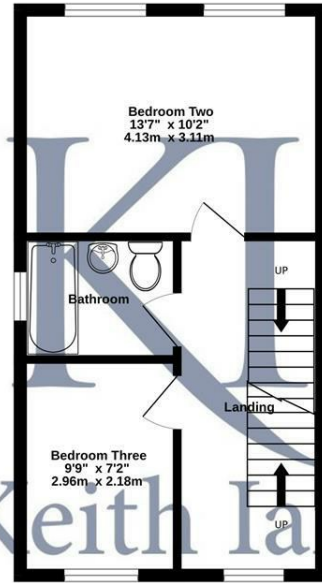
STATION YARD  
← PRIVATE ROAD



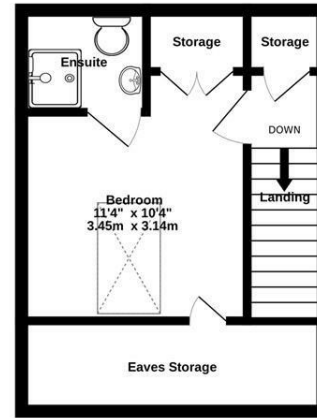
Ground Floor  
355 sq.ft. (33.0 sq.m.) approx.



1st Floor  
345 sq.ft. (32.0 sq.m.) approx.

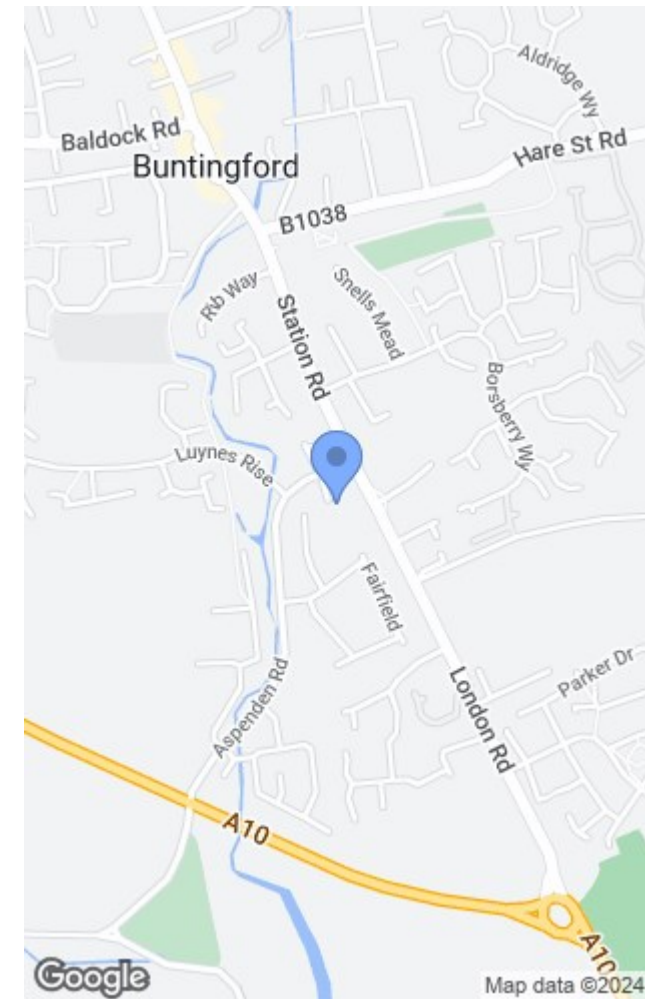


2nd Floor  
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.

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Offices at Cheshunt Ware and Buntingford  
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