

# Jonathan Hunt

ESTATE AGENCY

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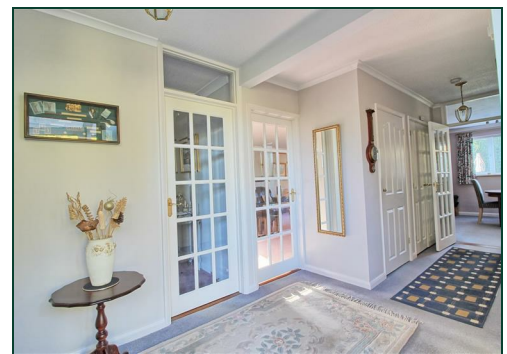
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**Amberley Hare Street, Buntingford, Hertfordshire, SG9 0EQ**

**Guide Price £695,000**

A truly immaculate DETACHED BUNGALOW offering deceptively spacious accommodation, generous sunny rear garden and Detached Double Garage. Located in the rural village of Hare Street, with country views both front and back yet a short distance to all the amenities of Buntingford Town Centre.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## Amberley Hare Street, Buntingford, Hertfordshire, SG9 0EQ

### ENTRANCE PORCH

Double glazed porch with tiled floor leading to entrance hall.

### ENTRANCE HALL



A bright and spacious entrance hall with glazed doors leading to inner hall, lounge, bedroom one and kitchen/diner.

### CLOAKROOM

A suite comprising low level w/c and hand basin with tiled splash backs. Fitted carpet.

### LOUNGE 22'4" x 15'8" (6.81 x 4.78)



A lovely bright and spacious lounge with dual aspect, fitted carpets and feature fireplace. Large full width patio doors lead to the garden and allow natural light to flood in.

### KITCHEN/DINER 22'8" x 10'7" (6.91 x 3.25)



A modern kitchen comprising a range of limed oak wall and base units with contrasting work tops. With two large windows and a glazed door, you have enviable views of the garden and countryside to rear from anywhere in the room.

### KITCHEN/DINER PIC 2



The modern kitchen has electric oven and hob with extractor hood, plumbing for washing machine and dishwasher, space for under counter fridge and freezer and tiled flooring throughout.

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**BEDROOM ONE 13'8" to wardrobes x 11'3" (4.19 to wardrobes x 3.45)**



A large double bedroom with built in wardrobes, fitted carpet and window to front aspect with views across the village.

### INNER HALL



Giving access to bedrooms two, three, and bathroom. With access to loft and fitted carpet.

**BEDROOM TWO 12'7" x 11'10" (3.84 x 3.61)**



A double bedroom with fitted carpet and built in wardrobes.

**BEDROOM THREE 11'8" (max) x 9'6" (3.56 (max) x 2.92)**



Fitted carpets and built in storage.

### BATHROOM



A luxurious and modern bathroom with corner bath, walk in shower cubicle with wall mounted power shower, low level w/c and pedestal hand basin. Fully tiled with large high gloss ceramic tiles.

### REAR GARDEN



A delightful sunny garden with mature planting throughout and backing onto open countryside.

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## REAR GARDEN



## DOUBLE GARAGE



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>36</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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