

Jonathan Hunt

ESTATE AGENCY

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Police House Brook End, Cottered, Buntingford, Hertfordshire, SG9 9QR

Asking Price £880,000

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Available Chain Free

A spacious and beautifully presented four-bedroom detached home of approximately 2,250 sq ft, located in the sought-after village of Cottered, just outside Buntingford. Positioned on a quiet no-through road, this thoughtfully remodelled property offers flexible and well-balanced accommodation ideal for modern family living. The ground floor features a generous entrance hall with cloakroom, a versatile study/playroom, and a bright, welcoming lounge with double doors opening to the garden. A large, recently fitted open-plan kitchen/dining area forms the heart of the home, complete with integrated appliances, a central island, and adjoining utility room. Upstairs, the principal bedroom benefits from a stylish en suite and dressing area, complemented by two further double bedrooms with built-in wardrobes, a single bedroom, a separate study, and a contemporary family bathroom with bath and separate shower. Outside, the home enjoys a well-maintained rear garden with lawn, patio, and seating area, along with a large private driveway and garage. Recent updates include new flooring, redecorated interiors, and double glazing throughout. Cottered offers a village green, pub, and access to countryside walks, with excellent road links and Baldock station providing direct rail access to London in around 40 minutes — making this an ideal choice for those seeking a peaceful setting with commuting convenience.



ENTRANCE HALL

LOUNGE 16'7" x 13'7" (5.08 x 4.15)

RECEPTION ROOM 15'1" x 9'8" (4.62 x 2.96)

CLOAKROOM

KITCHEN DINER 23'11" x 18'8" (7.29 x 5.69)

UTILITY ROOM 8'7" x 5'4" (2.62 x 1.63)

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 16'5" x 12'9" (5.01 x 3.89)

WALK IN WARDROBE 11'10" x 9'10" (3.62 x 3.0)

EN-SUITE 8'9" x 7'10" (2.67 x 2.4)

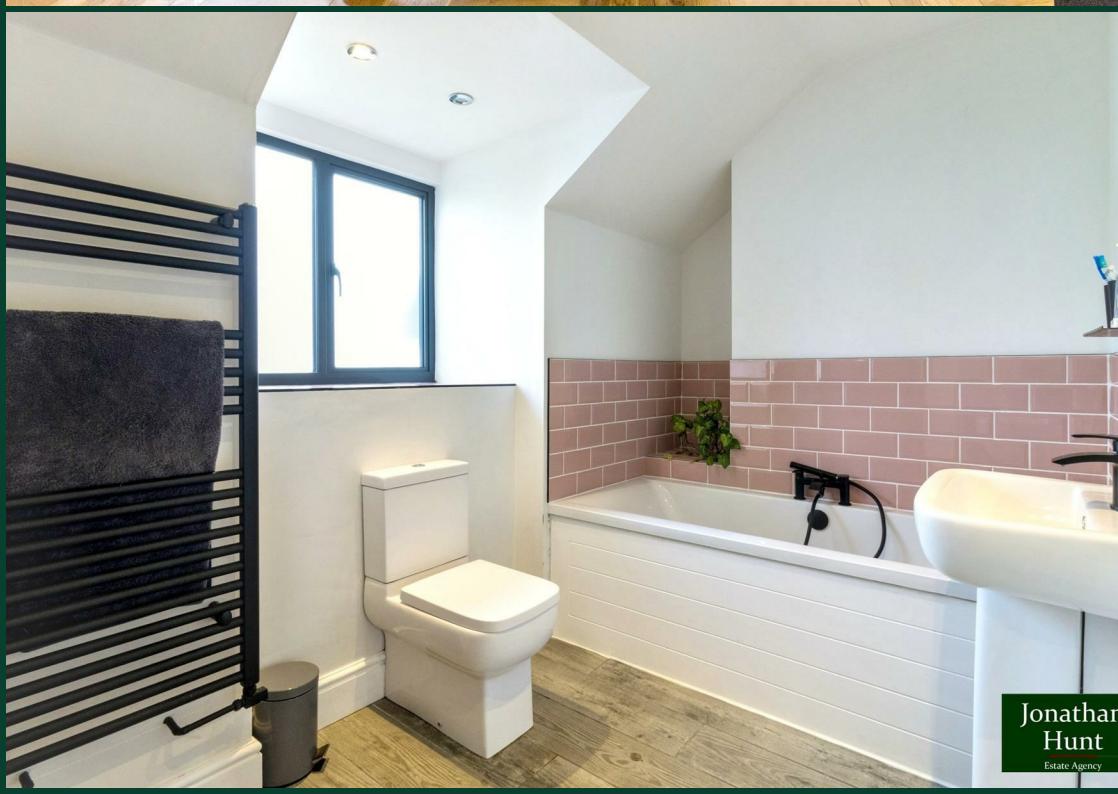
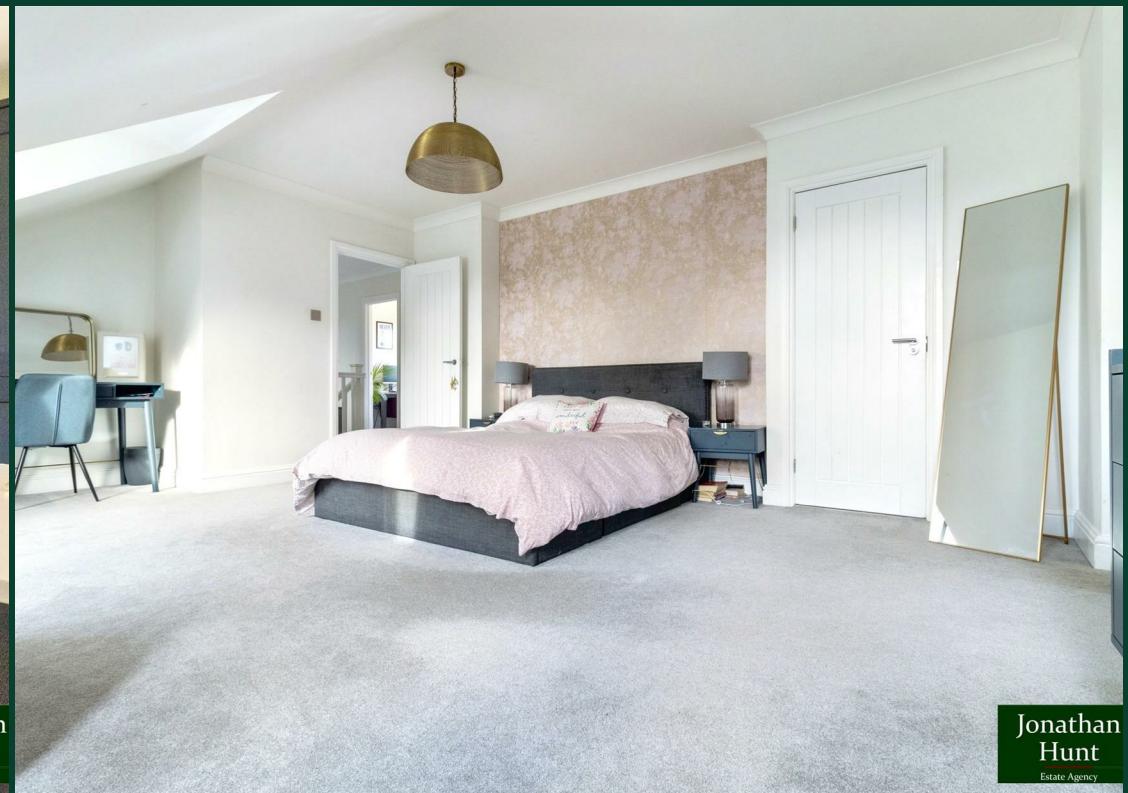
BEDROOM TWO 11'7" x 10'2" (3.54 x 3.11)

BEDROOM THREE 11'8" x 9'4" (3.58 x 2.87)

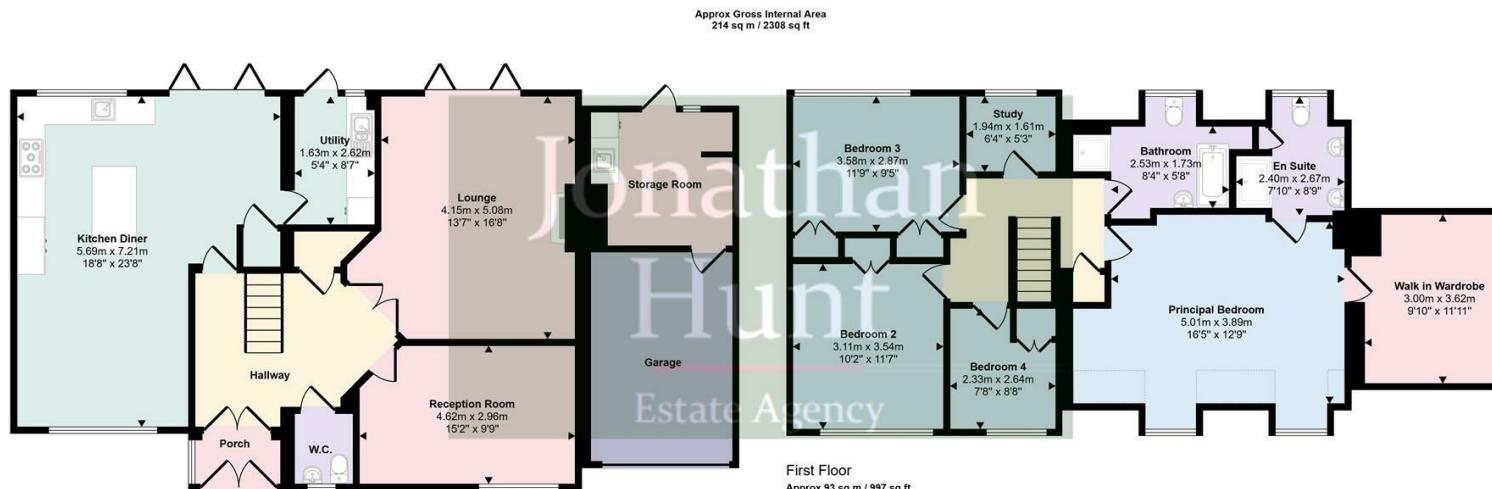
BEDROOM FOUR 8'7" x 7'7" (2.64 x 2.33)

STUDY 6'4" x 5'3" (1.94 x 1.61)

FAMILY BATHROOM 8'3" x 5'8" (2.53 x 1.73)







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			