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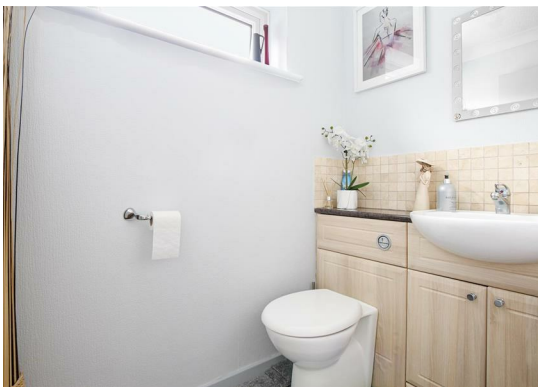
Snells Mead, Buntingford

£599,995

**Sanctuary**  
Buntingford

## Snells Mead, Buntingford, SG9 9JF - £599,995

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** Sanctuary Buntingford are pleased to bring to market this very well presented Detached home situated in a wonderful corner position within a popular cul-de-sac location close to High street facilities and schools. the property comprises 4 Bedrooms, Entrance porch & hall, Downstairs Wc, Lounge, Dining room, Re-fitted Kitchen, Conservatory, Re-fitted Shower room Wc, Gas central heating, uPVC Double glazing, Double Garage & ample parking, Pleasant gardens to rear and side with potential to extend (subject to usual planning consent).





### **Entrance door to:**

#### **Entrance porch**

Fitted carpet, radiator, window to front, door to utility cupboard with plumbing for washing machine and obscure glazed window to side.

#### **Entrance hall**

fitted carpet, radiator, stairs to first floor. Door to:

#### **Downstairs Wc**

Comprising low level wc, wash hand basin, fitted carpet, radiator, obscure glazed window to side.

#### **Lounge**

18'6" x 13'7"

Fireplace with living flame gas fire inset, fitted carpet, 2 radiators, wall and ceiling light points, storage cupboard, tv point, sliding patio doors to rear garde. Door to:

#### **Conservatory**

15'7" x 12'0" max

Windows and doors to rear garden, fitted carpet, 2 radiators, tv point.

#### **Dining room**

13'6" x 9'0"

Window to front aspect, fitted carpet, radiator, squared archway to:

#### **Kitchen**

10'9" x 8'9"

Re-fitted with a matching range of contemporary wall and base units with work surfaces, inset sink unit and mixer tap, integrated double oven and grill with 4 plate ceramic hob, integrated slimline dishwasher, integrated fridge, cupboard housing gas fired boiler, tiled floor, tv point, window to rear aspect, door to side exterior.

#### **Stairs to first floor landing**

Fitted carpet, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:



**Bedroom One**

15'6" x 10'5"

Window to front aspect, built in wardrobes, fitted carpet, radiator, storage cupboard.

**Bedroom Two**

13'5" x 9'1"

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

**Bedroom Three**

10'9" x 7'10" < 10'6"

Window to front aspect, built in wardrobes, fitted carpet, radiator.

**Bedroom Four**

9'3" x 9'1" reducing to 7'1"

Window to rear aspect, laminate flooring, radiator.

**Shower room Wc**

Re-fitted suite comprising enclosed shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side..

**Exterior**

Good sized rear garden: Paved patio area leading to lawn with shrub and hedge borders, further paved area to far end, summer house, outside lighting, outside water tap, side pedestrian access to either side of property, good sized paved area to one side with potential to extend (subject to planning consent), personal door to garage.

Front: Block paved frontage with ample parking space for several vehicles, shrub border, access to:

**Double Garage**

22'2" reducing to 18'3" x 17'10"

2 up & over doors, power and light connected.

**Agents note**

Council tax band E £2,604.36 (subject to change)

what3words: ///called.glitz.smuggled

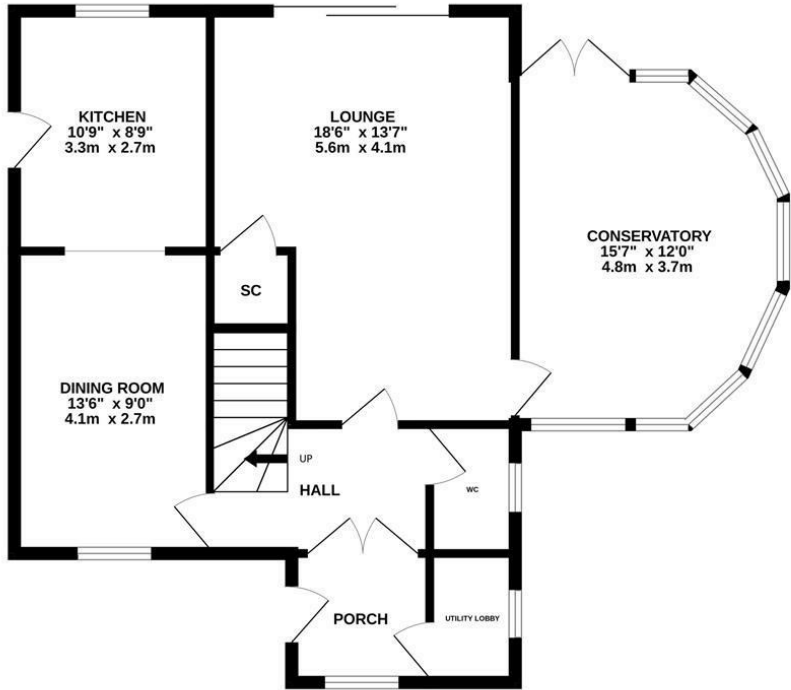




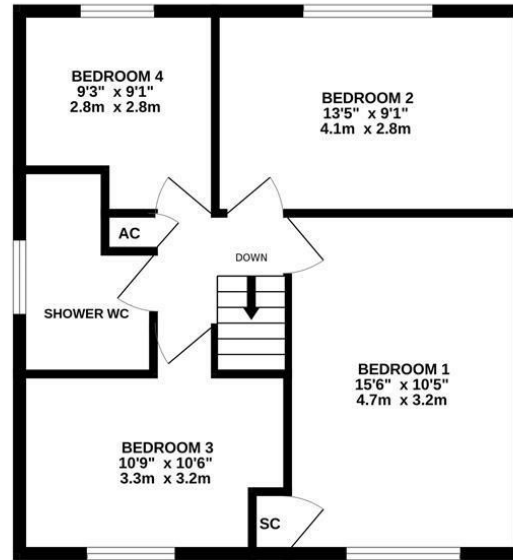




GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



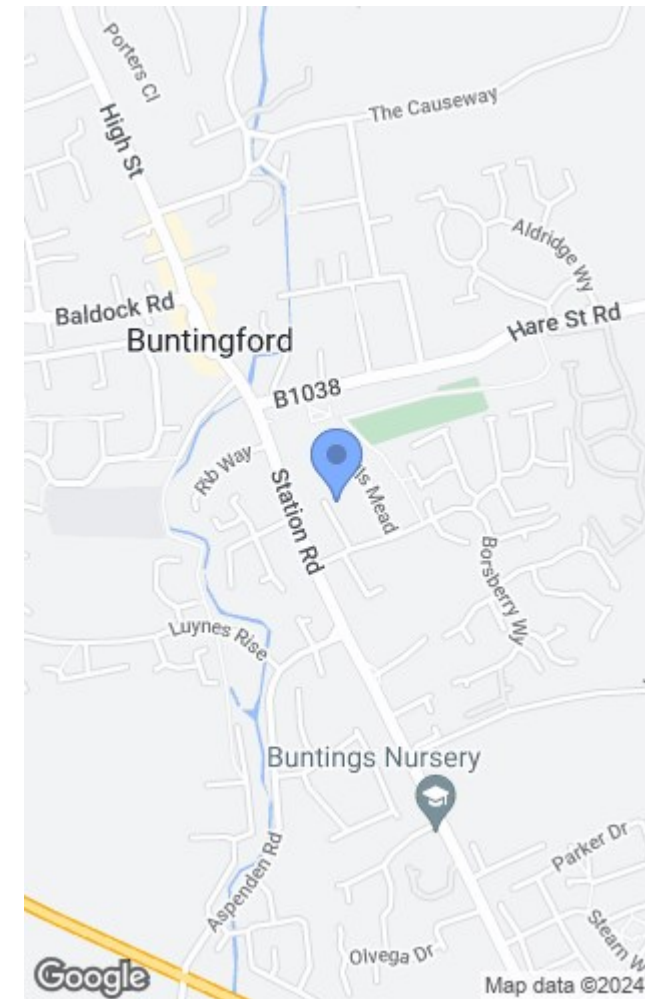
1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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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/fittings 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 checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
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	

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