



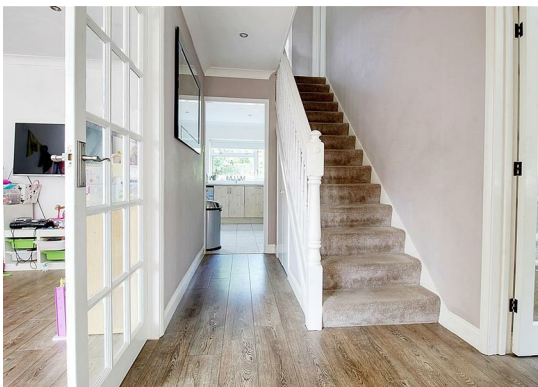
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Fairfield, Buntingford
£500,000

Sanctuary
Buntingford

Fairfield, Buntingford, SG9 9NZ - £500,000

Sanctuary Buntingford present an opportunity to purchase a Substantially Extended end house in particularly good order throughout, situated in a very popular cul-de-sac location, close to schools and High Street facilities. The property comprises 4 Bedrooms including 3 Doubles, Dual aspect Sitting room, Family/Playroom, Kitchen/Diner, Downstairs Wc, Entrance hall, Re-fitted En-suite Shower Wc, Re-fitted Family Bathroom Wc, Gas central heating, Double glazing, West facing wrap around garden with 2 separate patio areas and artificial lawn, Garage & off street parking.





ENTRANCE DOOR TO:

ENTRANCE HALL

Laminate flooring, radiator, coved cornice ceiling, under stairs cupboard, stairs to first floor. Door to:

DOWNSTAIRS WC

Comprising low level wc, wash hand basin, tiled splash backs, laminate flooring, radiator, obscure glazed window to front.

LOUNGE

19'0" x 12'0"

Window to front aspect, limestone fireplace with pebble effect living flame gas fire inset, laminate flooring, coved cornice ceiling, wall and ceiling light points, tv point, French doors to rear garden.

FAMILY ROOM

16'1" x 9'9"

Bow window to front aspect, laminate flooring, radiator, coved cornice ceiling, tv point.

KITCHEN/DINING ROOM

16'1" x 11'8"

Re-fitted with a matching range of light wall and base units with roll edge work surfaces, single drainer 1 & 1/2 bowl sink unit with mixer tap, integrated oven and grill with 4 plate ceramic hob, plumbing for dishwasher, plumbing for washing machine, recess for tumble dryer, tiled splash backs, tiled floor, radiator, coved cornice ceiling, window to rear aspect, French doors to rear garden.

FIRST FLOOR LANDING

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

BEDROOM 1

12'0" x 12'0"

Window to rear aspect, fitted carpet, radiator, coved cornice ceiling. Door to:

EN-SUITE SHOWER WC

Comprising walk-in shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, built in mirror fronted storage unit, tiled walls, tiled floor with under floor heating, heated towel rail, coved cornice ceiling, obscure glazed window to front.



BEDROOM 2

13'9" x 9'5"

Window to front aspect, built in wardrobe, fitted carpet, radiator, coved cornice ceiling.

BEDROOM 3

11'0" x 9'5"

Window to rear aspect, built in wardrobe, fitted carpet, radiator, coved cornice ceiling.

BEDROOM 4

10'5" x 6'5"

Window to front aspect, fitted carpet, radiator, coved cornice ceiling.

BATHROOM WC

Re-fitted Three piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, vinyl floor covering, radiator, obscure glazed window to rear.

EXTERIOR

Rear garden: Good sized Indian sandstone paved patio area leading to artificial lawn, garden extends to side with further matching paved patio area and artificial lawn, outside water tap, outside light, side pedestrian access.

Front: Slate chippings and shrub bed.

GARAGE-EN-BLOC

Up & over door, driveway in front of garage with off street parking for 2 vehicles.

DISCLAIMER

Sanctuary Buntingford have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information.

Agents note

Council tax band D £2,130.84pa (subject to change)

what3words: ///wanting.teeth.mainly

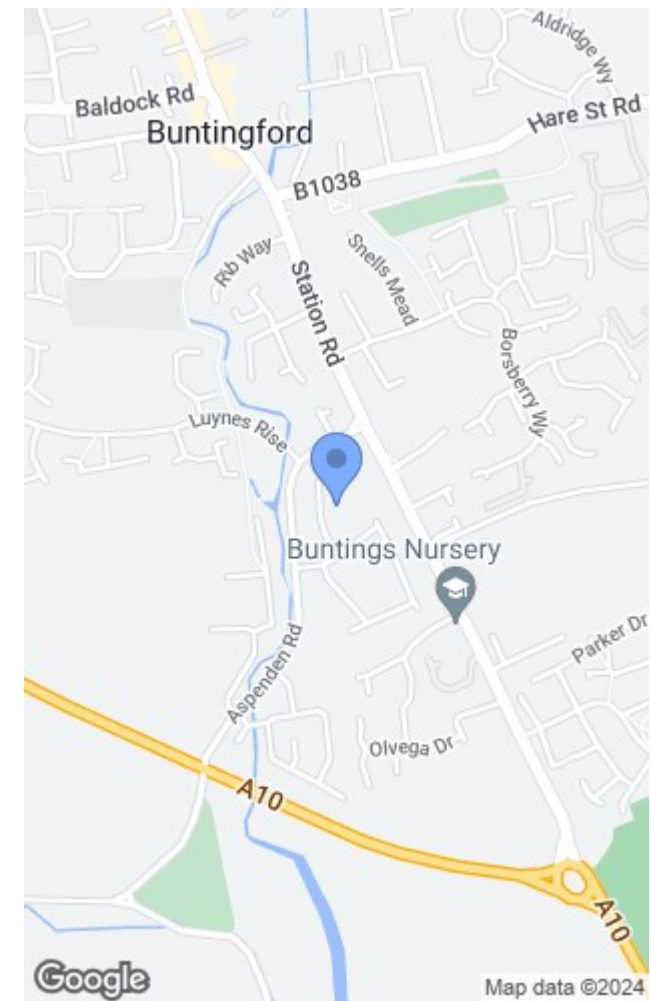
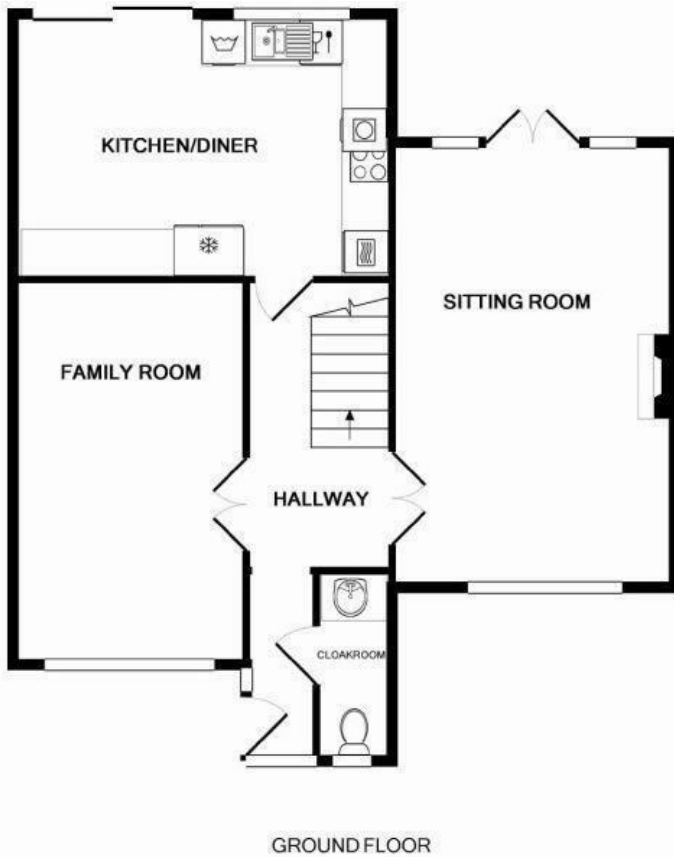
In accordance with the Property Misdescriptions Act 1991 we declare that this property is owned by a member of staff of Sanctuary Buntingford











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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	66		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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Buntingford