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Hare Street  
£435,000

**Sanctuary**  
Buntingford



**, Hare Street, SG9 0DZ - £435,000**

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** Sanctuary Buntingford are delighted to bring to market this recently constructed End House, both attractive in appearance and stylish in design, situated in a pleasant rural location. The property comprises 3 Bedrooms, Spacious Entrance hall, Downstairs Wc, Lounge, Kitchen/Diner, En-suite Shower Wc, Family Bathroom Wc, Air source heat pump, Double glazed throughout, Secluded West facing rear garden, 2 Allocated parking spaces to rear and remainder of 10 year ICW building warranty.





### **Entrance door to:**

#### **Entrance hall**

Laminate flooring, radiator, understairs 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**

16'2" x 12'6"

Window & sliding patio doors to rear garden, laminate flooring, 2 radiators, tv point. Double doors to:

#### **Kitchen/Diner**

16'6" x 8'3"

Fitted with a modern range of wall and base units with work surfaces, stainless steel single drainer sink unit with mixer tap, integrated oven and grill with 4 plate ceramic hob and extractor fan fitted, integrated microwave, integrated washing machine, integrated dishwasher, integrated fridge & freezer, tiled splash backs, laminate flooring, breakfast bar, radiator, window to front aspect.

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

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

#### **Bedroom One**

13'3" x 8'10"

Window to rear aspect, fitted carpet, radiator, tv point. Door to:

#### **En-suite Shower Wc**

Comprising double size 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.

#### **Bedroom Two**

11'5" x 8'10"

Window to front aspect, fitted carpet, radiator, tv point.





### **Bedroom Three**

9'6" x 7'0"

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

### **Bathroom Wc**

3 Piece suite in white comprising panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.

### **Exterior**

Secluded West facing rear garden with paved patio area leading to lawn, outside water tap, outside lighting, timber shed, rear pedestrian access via gate leading directly to 2 allocated parking spaces.

Front: Small shingle area.

### **Agents note**

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

what3words: ///brand.comedians.witty









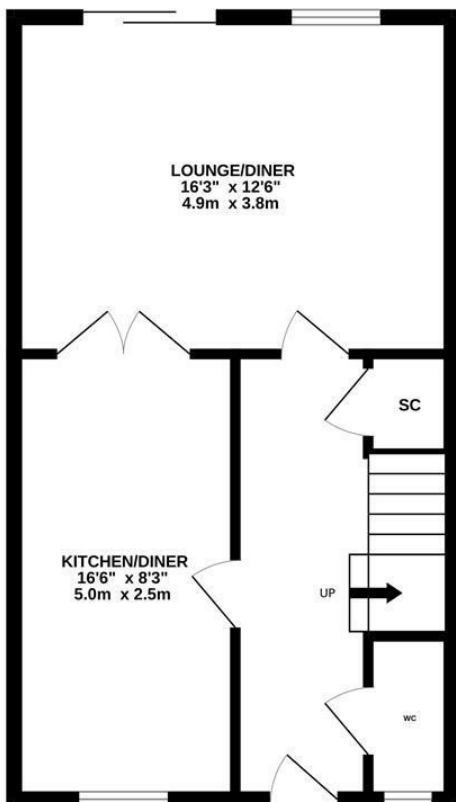




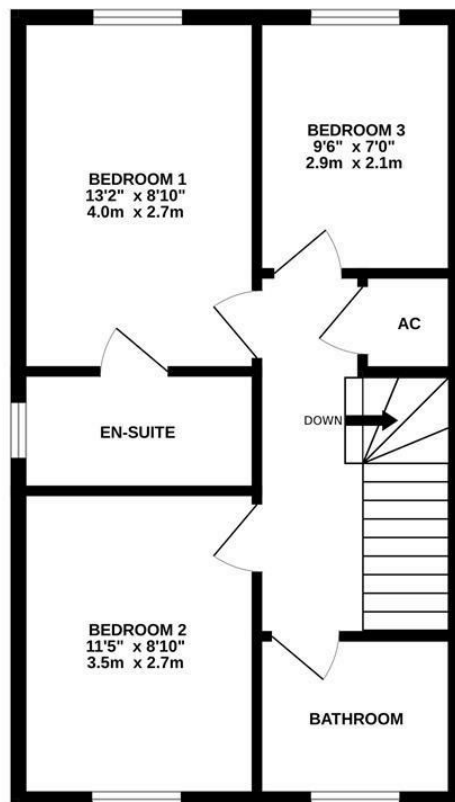




GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



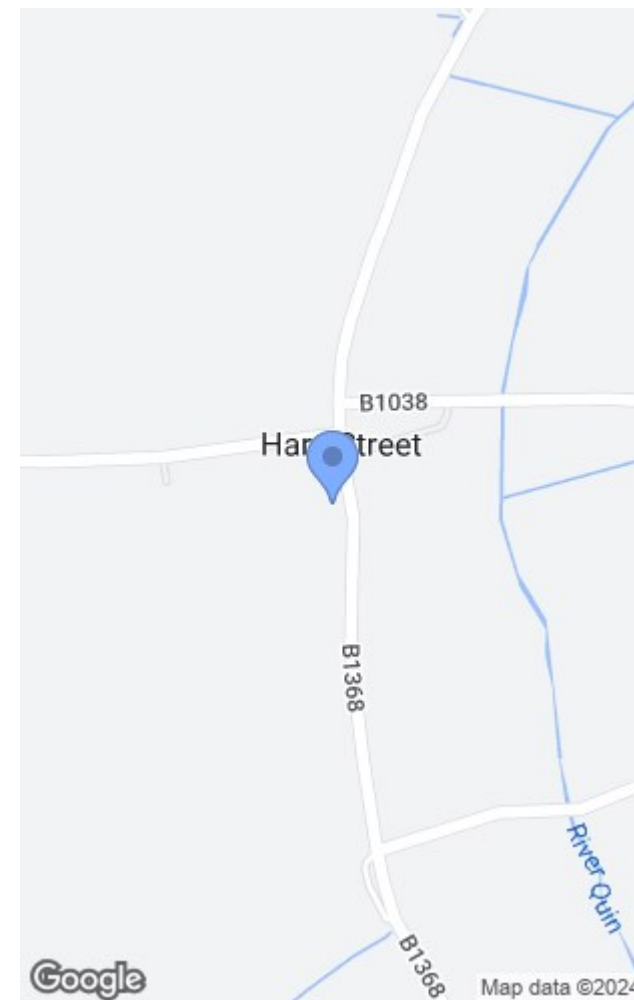
1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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			92
(81-91) B		77	
(69-80) C			
(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	

Sanctuary 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

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

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