

# Meesden

£750,000



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Sanctuary  
Buntingford

# The Sycamores Meesden, SG9 oBB

Sanctuary Buntingford are delighted to offer this greatly improved Detached home, situated in a tranquil rural setting with magnificent views both front and rear over undulating countryside. The property comprises 4 Bedrooms, Lounge, Dining room, Re-fitted Kitchen, Downstairs Wc, Re-fitted Shower room wc, Balcony, Oil fired central heating, Beautifully landscaped gardens, Garage and further outbuildings.

## Entrance door to

Entrance porch with tiled floor. Door to:

## Entrance hall

Laminate flooring, radiator. Door to:

## Lounge

16'10" x 14'2" (5.13 x 4.32)

Window to front aspect, fitted carpet, fireplace with log burning stove inset, wall and ceiling light points, tv point, Oak staircase to first floor with under stairs cupboard. Double doors to:

## Dining room

19'0" x 9'0" (5.79 x 2.74)

Laminate flooring, window to rear aspect, radiator, French doors to rear garden. Door to:

## Rear lobby

Tiled floor, door to rear garden. Door to:

## Downstairs Wc

Comprising low level wc, wash hand basin, tiled walls, tiled floor, domestic central heating boiler, obscure glazed window to rear.

## Kitchen

19'2" x 8'4" < 11'10" (5.84 x 2.54 < 3.61)

Re-fitted with a lovely range of shaker style wall and base units in cream with roll edge work surfaces, 1 & 1/2 bowl sink unit with mixer tap, integrated double oven and grill with 4 plate ceramic hob and stainless steel extractor hood fitted, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tiled splash backs, tiled floor with underfloor heating, larder cupboard, dual aspect windows to front and side, glazed door returning to hallway.

## Stairs to first floor landing

Fitted carpet, wrought iron balustrade, radiator, access to loft, door to BALCONY with views to front of property.

## Bedroom One

14'2" x 13'10" (4.32 x 4.22)

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

## Bedroom Two

10'8" x 9'0" (3.25 x 2.74)

Window to rear aspect, fitted carpet, radiator, storage cupboard.

## Bedroom Three

11'0" x 8'10" (3.35 x 2.69)

Window to front aspect, fitted carpet, radiator, storage cupboard.

## Bedroom Four

8'8" x 8'8" (2.64 x 2.64)

Window to rear aspect, fitted carpet, radiator, storage cupboard.

## Shower room Wc

Re-fitted suite comprising double size shower cubicle with wall mounted mixer shower, wash hand basin and low level wc set into unit, tiled walls, tiled floor, heated towel rail, radiator, obscure glazed window to rear.

## Exterior

South facing rear garden with views over fields and paddocks, generously sized paved patio area extending across the width of the garden and down to far corner with mature and attractive shrub borders, central lawn area, outside water tap, outside lighting, outside power points, large workshop (19ft x 11ft) with power and light, further brick built garden shed (10ft x 9ft) also with poer and light, personal door from garden to rear of garage.

Side pedestrian access to side section of garden with lawn and hedge border.

Attractive frontage with shingle driveway providing off street parking comfortably for 3/4 vehicles, oil storage tank. Access to:

## Garage

20'8" x 10'0" (6.30 x 3.05)

Electric roller door, power and light connected.

## Agents note

Council tax band F £2,969.86 (subject to change)

what3words: ///rush.abundance.secret

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

