



5



3



3



D

London Road, Buntingford

£765,000

**Sanctuary**  
Buntingford

## London Road, Buntingford, SG9 9JN - £765,000

Sanctuary Buntingford are pleased to offer for sale this Attractive and delightful 1930's built property which has been considerably extended and thoughtfully improved throughout by the present owners. The property consists of 5 Bedrooms, Lounge/Dining room, Snug, Study, Spacious Kitchen/Family room, Family Bathroom, 2 En-Suites, Gas central heating, uPVC double Glazed, 140ft Rear garden, Garage & ample Off street parking.





### **Entrance door to:**

Stairs to first floor. Radiator with cover. Carpeted. Understairs storage cupboards. Doors to:

### **Downstairs Wc**

Low level flush w/c. Pedestal sink with chrome taps. Radiator with cover. Solid Oak floor. Obscure window to front aspect.

### **Lounge/Dining room**

Solid Ash door to living / dining room. Large bay window to front aspect. Radiator. Carpeted. Custom built cupboards and shelving to either side of the open feature fireplace. Opens through to dining area. Radiator. Ash framed glazed doors opening to garden room. Ash door to TV room.

### **Snug**

Custom built TV cabinet. Panelled wall. Carpeted. Radiator. Door to study. Opens to kitchen/breakfast room.

### **Study**

Ash door to study. Carpeted. Custom built desk and shelving unit.

### **Kitchen/family room**

Impressive custom made solid Ash kitchen comprising of eye and base level units. Granite worktops and splash backs. Integrated electric oven, microwave, dishwasher & bin storage. One and a half sinks with granite inset drainer. Pull out extendable chrome mixer tap. Central island with 5 ring gas hob and extractor over. Space for full height fridge/freezer. Solid Oak floor. Radiator. Inset ceiling and spot lights. Opens through to breakfast garden room. Wall lights. Velux windows within the vaulted ceiling. Window and French doors opening to garden patio. Ash framed glazed doors to dining area. Solid Ash door to utility room.

### **Utility room**

Fitted with solid timber eye and base level units. Solid timber worktop. Single sink with chrome mono tap over. Tiled splash backs. Fitted shoe rack. Double boarded fire rated door to garage. Oak floor. Double boarded door with insulation privacy window to side access.

### **Stairs to first floor**

Galleried landing. Ash doors to bedrooms two to five. Double width airing cupboard housing hot water tank. Ash door to second floor lobby area with window to front aspect. storage cupboard and stairs to second floor. Carpeted.

### **Bedroom Two**

Two bespoke Ash fronted fitted wardrobes and beside cabinets. Window to front aspect. Carpeted. Ash door to:



**En-suite Shower**

Pedestal sink with chrome tap. Low level flush w/c. Inset wall storage. Oak floor. Radiator. Extractor fan. Obscure window to side access.

**Bedroom Three**

Two bespoke Ash fronted fitted wardrobes. Fitted pull out drawer unit with TV cabinet above. Radiator. Carpeted. Bay window to front aspect.

**Bedroom Four**

Carpeted. Radiator. Window to rear aspect.

**Bedroom Five**

Carpeted. Radiator. Window to rear aspect.

**Bathroom Wc**

Comprising of 3 piece white suite. Low level flush w/c. Sink with vanity unit and chrome mixer tap. P shape Jacuzzi panel bath with shower over and glass shower screen. MDF paneling on walls. Wood effect tiled floor. Chrome style ladder radiator. Obscure window to rear aspect.

**Stairs to second floor**

Galleried landing to:

**Bedroom One**

Three double Ash fronted fitted wardrobes. Oak floor. Storage access to eaves storage. Radiator. Velux window to rear aspect. Door to:

**En-suite Shower Wc**

Glass door. Low level flush w/d. Corner sink unit with chrome mono tap. Walk in shower with drench head. Chrome style ladder radiator. Velux to rear aspect.

**Exterior**

Rear garden: Patio area across the width of the house and padlocked gated side access. Outside tap. Mostly laid to lawn with mature shrubs. Approximately 140ft in length

Front: Block paved driveway elevated from the road for capacity for 4 vehicles. Mature trees and shrubs providing privacy. Side access via gate. Access to:

**Garage**

Electric up an over door. Houses boiler. Power. Lighting.

**Agents note**

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

what3words: ///frostbite.vanished.lifters

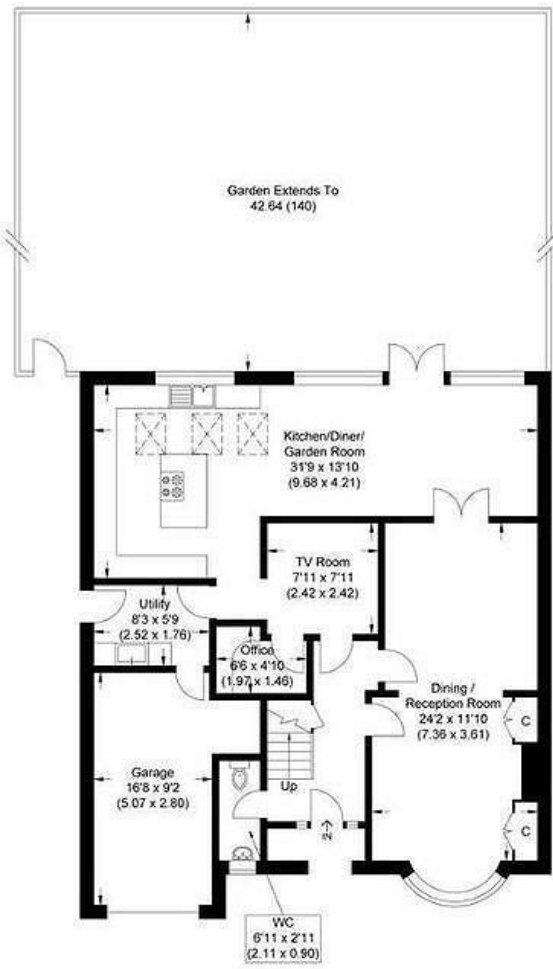








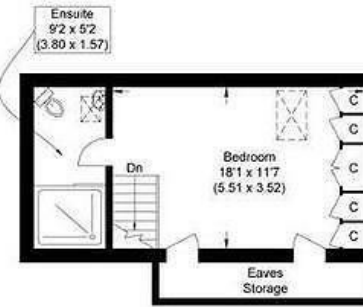
Approximate Gross Internal Area  
 201.62 sq m / 2170.22 sq ft  
 (Includes Garage)  
 Garage Area 14.27 sq m / 153.60 sq ft



Ground Floor



First Floor



Second Floor

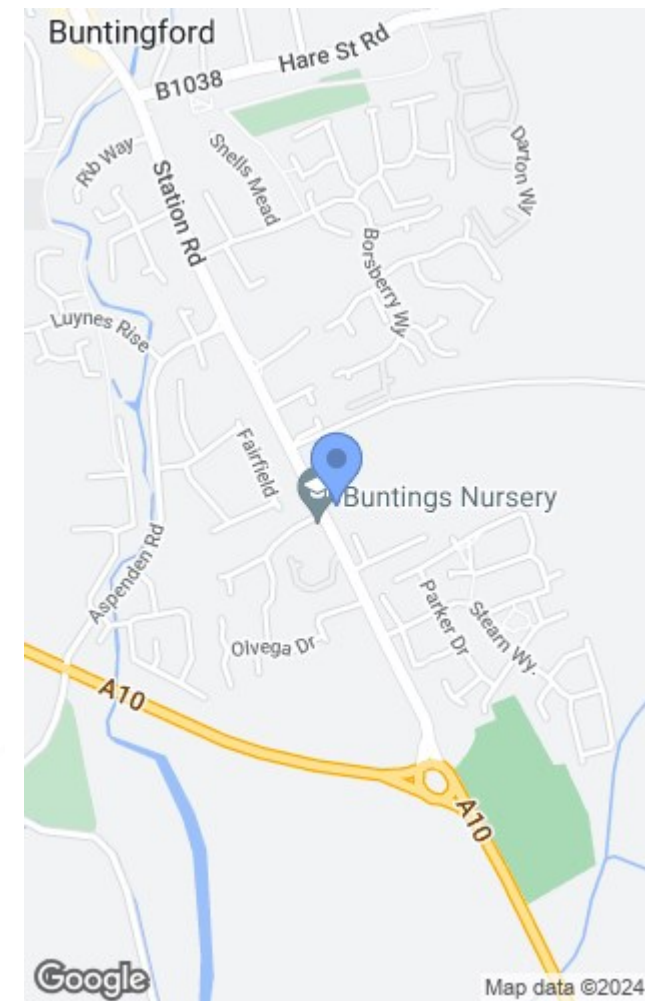


Illustration for identification purposes only, measurements are approximate, not to scale.

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>61</b>

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

