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Wyddial Road, Buntingford

£470,000

Sanctuary
Buntingford



Wyddial Road, Buntingford, SG9 9AT - £470,000

Sanctuary Buntingford are very pleased to offer for sale a well presented EXTENDED semi detached home situated in a lovely non estate location, close to High Street facilities and Schools. The property comprises 3 Bedrooms, Downstairs shower Wc, 26ft Lounge, Separate Dining room, Kitchen, Re-fitted Bathroom Wc, Gas central heating, Double glazed windows, West facing rear garden, garage-en-bloc.

Entrance door to:

Entrance Hall

Laminate flooring, radiator, obscure glazed window to side, stairs to first floor. Door to:

Downstairs Shower/wc

Comprising shower cubicle with mixer tap and shower attachment, wash hand basin, low level wc, vinyl floor covering, radiator, obscure glazed window to front.

Lounge

26'0" x 13'0" > 8'9"

Window to front aspect, 2 radiators, fitted carpet, tv point, sliding patio doors to rear garden. Door to:

Dining room

11'2" x 7'0"

Vinyl flooring, radiator, storage cupboard, french doors to rear garden. Archway to:

Kitchen

19'9" x 5'4"

Fitted with a matching range of wall and base units with roll edge work surfaces, single drainer 1 & ½ bowl sink unit, plumbing for washing machine, plumbing for dishwasher, recess for range style cooker, tiled splash backs, tiled floor, radiator, window to rear aspect, wall mounted gas fired boiler, door returning to hallway.

Stairs to first floor

Fitted carpet, access to loft, storage cupboard. Door to:

Bedroom 1

13'3" x 9'1"

Window to front aspect, fitted carpet, radiator.

Bedroom 2

10'4" plus 2'0" x 9'5"

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

Bedroom 3

10'5" x 6'4"

Window to front aspect, fitted carpet, radiator.

Bathroom wc

Re-fitted three piece suite comprising panel enclosed bath, wash hand basin, low level wc, part tiled walls, vinyl floor covering, radiator, obscure glazed window to rear.

Exterior

SECLUDED WEST FACING REAR GARDEN: Paved patio area leading to lawn with mature shrub and tree borders, timber shed, outside water tap, outside light, raised garden pond, narrow side pedestrian access.

FRONT: Mainly laid to lawn, parking bay close by.

GARAGE-EN-BLOC

Agents Note

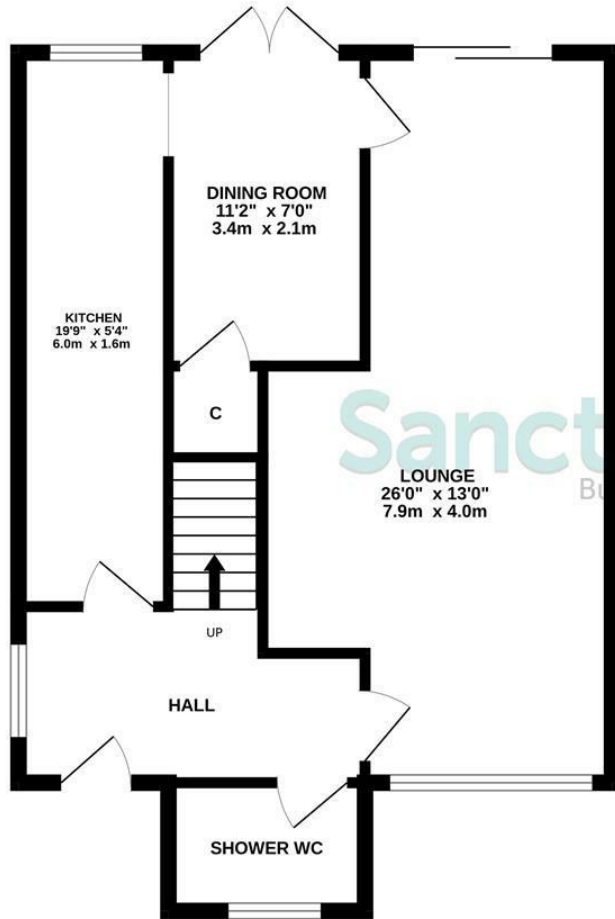
Council tax band D £2,231.90 (subject to change)

what3words: ///stubble.level.autumn

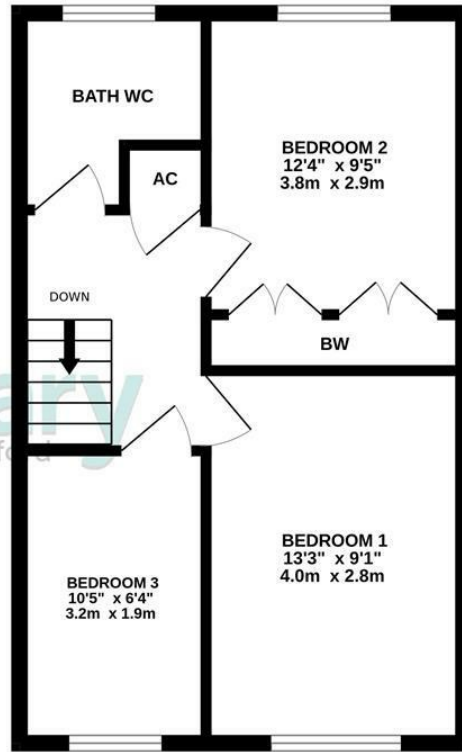




GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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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