

London Road, Buntingford
£650,000

Sanctuary
Buntingford

London Road, Buntingford, SG9 9JW - £650,000

Sanctuary Buntingford are pleased to offer for sale this EXTENDED and much improved Detached family home, situated in a very pleasant non estate location. The property comprises 4 Bedrooms, 2 Bathrooms, 26ft Re-fitted Kitchen/Diner, Lounge, Study/Playroom, Downstairs wc, pleasant gardens and Good size Garage & driveway to front.





Entrance door to:

Entrance Hall

Engineered Oak flooring, coved cornice ceiling, radiator. Door to:

Downstairs WC

Comprising low level wc, wash hand basin, engineered Oak flooring, radiator, obscure glazed window to side.

Inner Hall

11'4" x 8'0"

Engineered Oak flooring, radiator, coved cornice ceiling, stairs to first floor. Door to:

Lounge

12'6" x 11'5"

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

Kitchen/Diner

26'2" x 11'6" > 9'7"

Re-fitted with a matching range of Hi-Gloss wall and base units, Quartz work surfaces, integrated double oven and grill with integrated microwave, 6 ring gas hob with stainless steel extractor hood fitted, 1 & ½ bowl sink unit and mixer tap, glass splash backs, plumbing for fridge/freezer, tiled floor, electric underfloor heating, recessed down lights, 2 feature radiators, window to rear aspect, bi-fold doors to rear garden. Door to:

Study / Playroom

15'2" x 9'0"

Window to rear aspect, Engineered Oak flooring, feature radiator, coved cornice ceiling, recessed down lights, tv point, cupboard housing plumbing for washing machine and domestic gas fired boiler, door to side exterior.

Stairs to first floor

Window to side, coved cornice ceiling, access to loft via ladder, part boarded, housing water softener, airing cupboard housing hot water cylinder and shelving. Door to:



Bedroom One

12'0" x 11'8"

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

Bedroom Two

10'0" x 9'7"

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

Bedroom Three

11'9" > 9'4" x 8'0"

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

Bedroom Four

9'2" x 8'0"

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

Bathroom One

Modern suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level wc, double size shower cubicle with wall mounted jet stream style shower, tiled splash backs, tiled floor, electric underfloor heating, heated towel rail, obscure glazed window to side, recessed down lights, coved cornice ceiling.

Bathroom Two

Comprising double size shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, electric underfloor heating, recessed down lights, obscure glazed window to side.

Exterior

Rear garden: Decking area leading to lawn, further paved area to far end, side pedestrian access, outside water tap.

Front: Extensive tarmac driveway with off street parking for several vehicles and electric vehicle charging point. Access to:

Good size Garage

Electric up & over door, power and light connected.

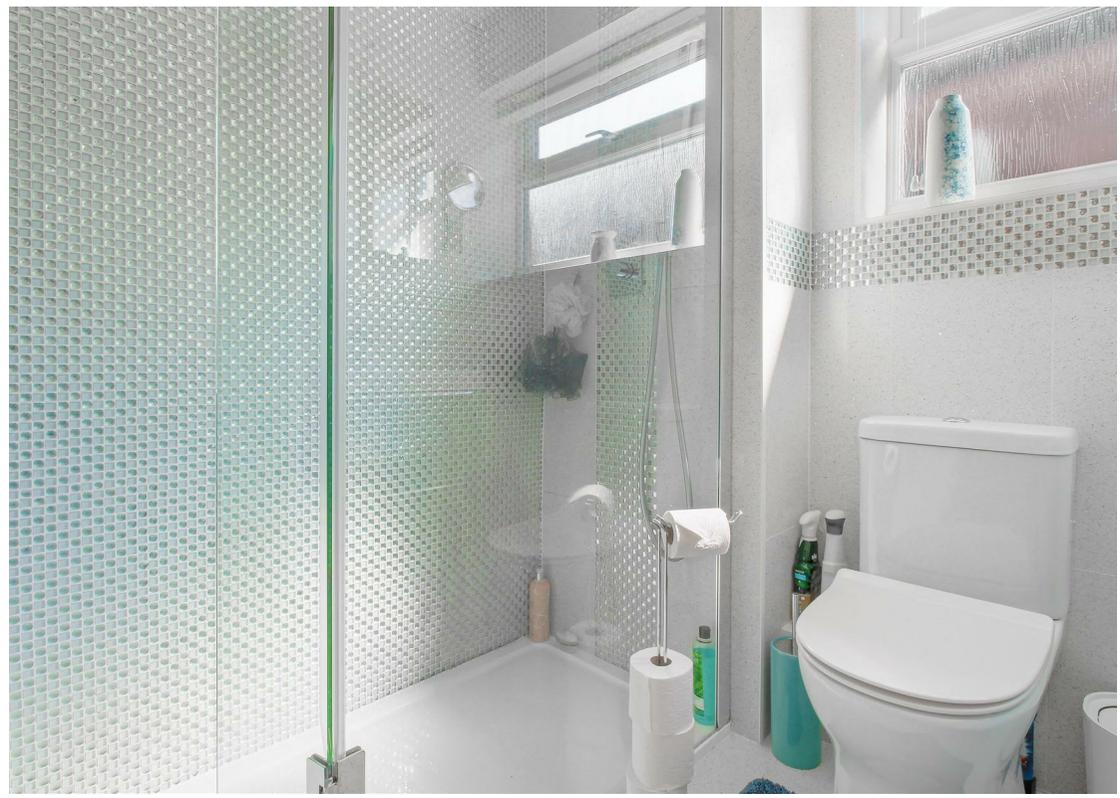
Agents Note

Council Tax Band E £2,727.88 Subject to Change

what3words: ///passage.crunches.escapades









GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

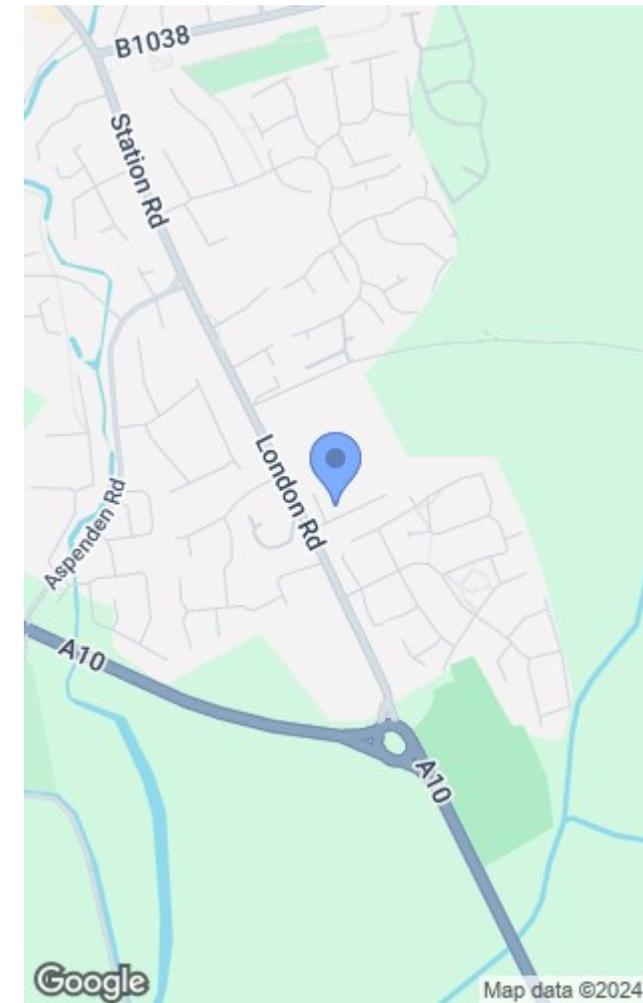
1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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			
(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	70	83

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	1	1

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

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