

Greenways, Buntingford
£529,995

Sanctuary
Buntingford

Greenways, Buntingford, SG9 9EQ - £529,995

Sanctuary Buntingford are very pleased to offer an opportunity to purchase an individual Detached residence presented in meticulous order throughout. The property comprises 3 Double Bedrooms, Entrance Hall, Downstairs wc, Lounge, Re-fitted Kitchen/Diner, Re-fitted En-suite Shower wc, Re-fitted Bathroom wc, Gas central heating, uPVC Double Glazed, Pleasant gardens and Garage & Driveway.





Entrance door to:

Entrance Hall

Karndean flooring, radiator, storage cupboard. Door to:

Downstairs wc

Comprising low level wc, wash hand basin, radiator, Karndean flooring, extractor fan.

Lounge

18'9" x 16'

Dual aspect windows to front and side, fireplace with log burning stove inset, fitted carpet, 2 radiators, coved cornice ceiling, tv point, French doors to garden, stairs to first floor, under stairs cupboard.

Kitchen / Diner

18'9" x 18'2"

Re-fitted with a matching range of Hi-Gloss wall and base units with Quartz edge work surfaces, kitchen island, inset butler style sink unit and mixer tap, Integrated double oven with 4 plate ceramic hob, integrated washing machine, integrated dishwasher, Karndean flooring, radiator, dual windows to front French doors to exterior, tv point, skylight.

Stairs to first floor landing

Fitted carpet, access to boarded loft via loft ladder. Door:

Bedroom One

13'1" x 9'5"

Window to side aspect, fitted carpet, radiator, coved cornice ceiling, tv point. Door to:

En-suite Shower wc

Comprising good sized walk-in shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, laminate flooring, radiator, obscure glazed window to front, extractor fan.

Bedroom Two

12'2" x 10'3"

Window to side aspect, fitted carpet, radiator, coved cornice ceiling, storage cupboard.



Bedroom Three

9'5" x 8'0"

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

Bathroom wc

Re-fitted 3 piece suite in white comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level wc, tiled splash backs, Karndean flooring, heated towel rail, coved cornice ceiling, extractor fan, obscure glazed window to front.

Exterior

Garden: Main garden area to side, mainly laid to artificial lawn with attractive shrub border, timber shed and log store, decking area, side pedestrian access.

Front: Attractive frontage with lawn and shrubbery, driveway with off street parking serves access to:

Garage

Up & over door, power and light connected.

Agents Note

Council Tax Band D £2,231.90pa (Subject to Change)

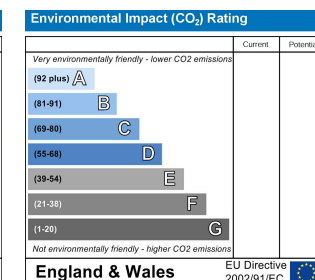
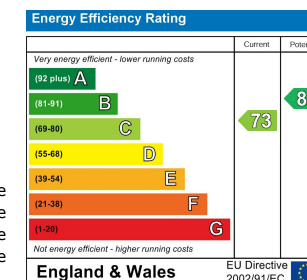
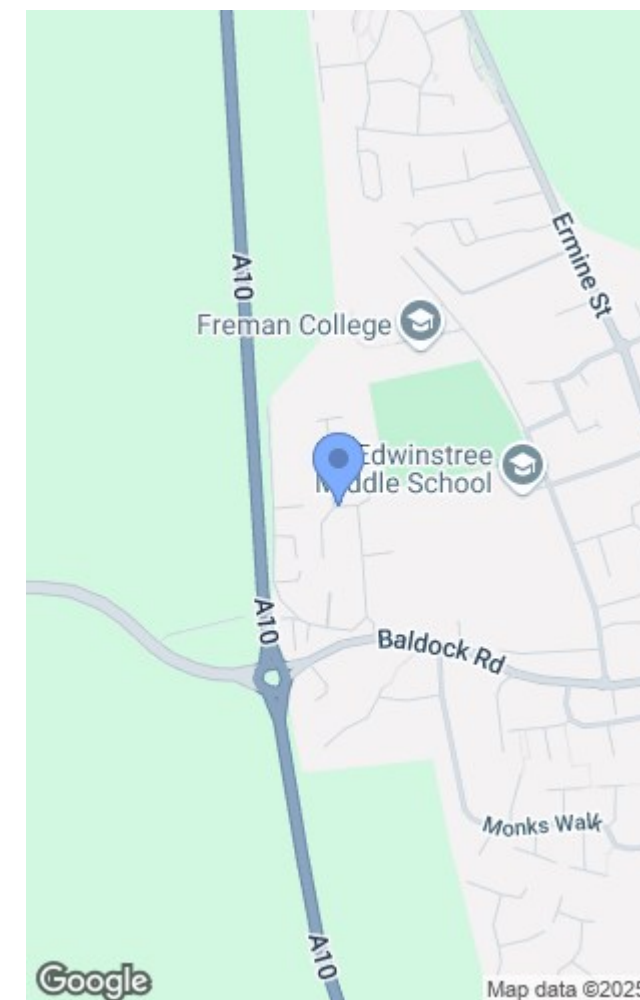
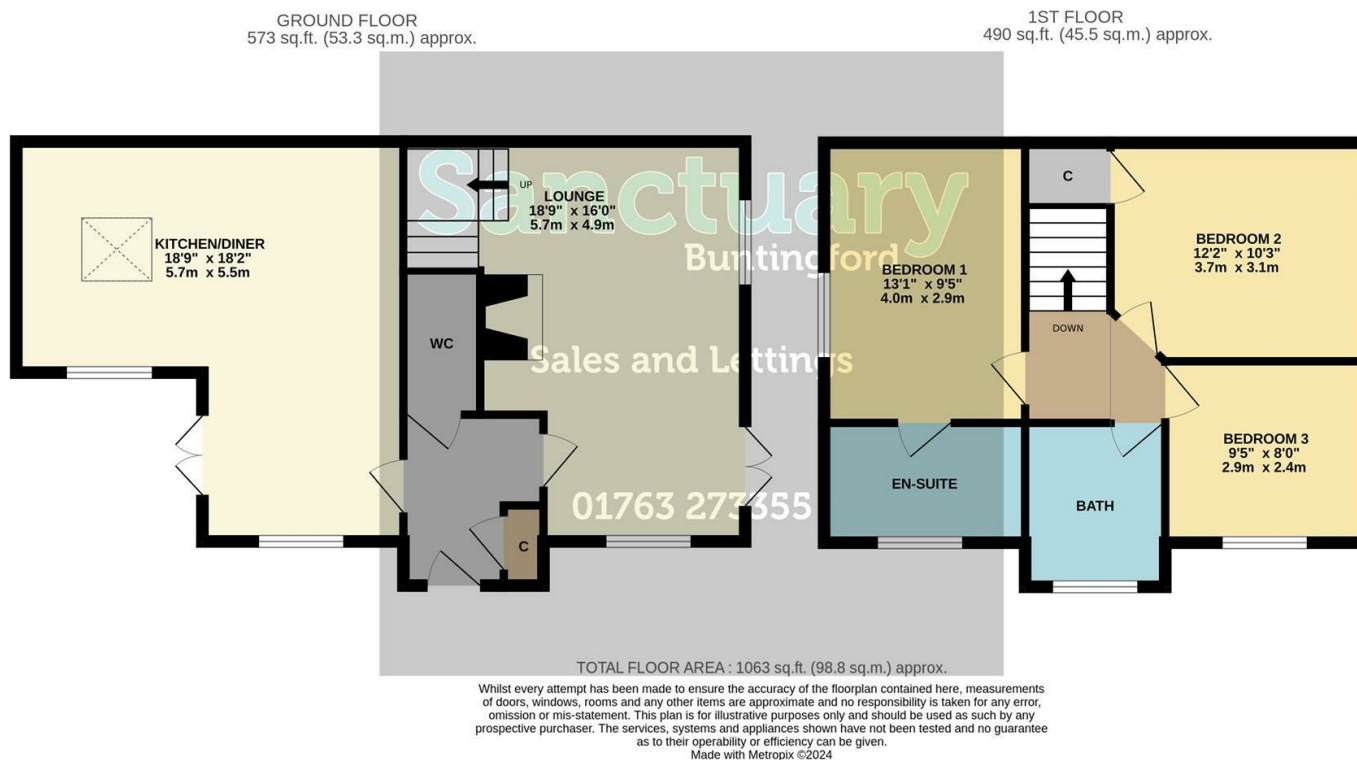
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate 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.

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

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