



Fairfield, Buntingford

£475,000

Sanctuary  
Buntingford





### **Fairfield, Buntingford, SG9 9NZ - £475,000**

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** Sanctuary Buntingford are delighted to offer for sale a lovely End House, tucked away in a corner position within a popular cul-de-sac, also enjoying unusually generous frontage. The property comprises 3 Bedrooms, Downstairs Wc, Lounge/Dining room, Kitchen, Shower room Wc, Gas central heating, uPVC D/glazed windows and integral Garage & driveway with parking for several vehicles.

**Entrance door to:****Entrance hall**

Laminate flooring, radiator, storage cupboard, stairs to first floor. Door to:

**Downstairs Wc**

Comprising low level wc, wash hand basin, laminate flooring, radiator, obscure glazed window to front.

**Lounge/Dining room**

21'2" x 11'3"

Window to rear aspect, laminate flooring, 2 radiators, tv point. Door to:

**Kitchen**

13'6" x 8'7"

Fitted with matching range of wall and base units with roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, electric cooker point with extractor hood fitted, plumbing for washing machine, plumbing for dishwasher, laminate flooring, radiator, tiled splash backs, windows to side and rear, door to rear garden.

**Stairs to first floor landing**

Fitted carpet, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

**Bedroom One**

12' x 11'4"

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

**Bedroom Two**

12' x 8'7"

Window to rear aspect, fitted carpet, radiator.

**Bedroom Three**

11'7" x 9'

Window to front aspect, fitted carpet, radiator.

**Shower room Wc**

Comprising shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure triple glazed window to front.

**Exterior**

Pleasant rear garden extending to side, with lawn and mature shrub & tree border, outside water tap, side pedestrian access. Access to Aspenden Road via gate in rear fence, giving quick access to the High Street and shops

Front: Generously sized frontage laid to lawn with trees, driveway with off street parking for several vehicles serves access to:

**Garage**

Up & over door, power and light connected, domestic gas fired boiler.

**Agents note**

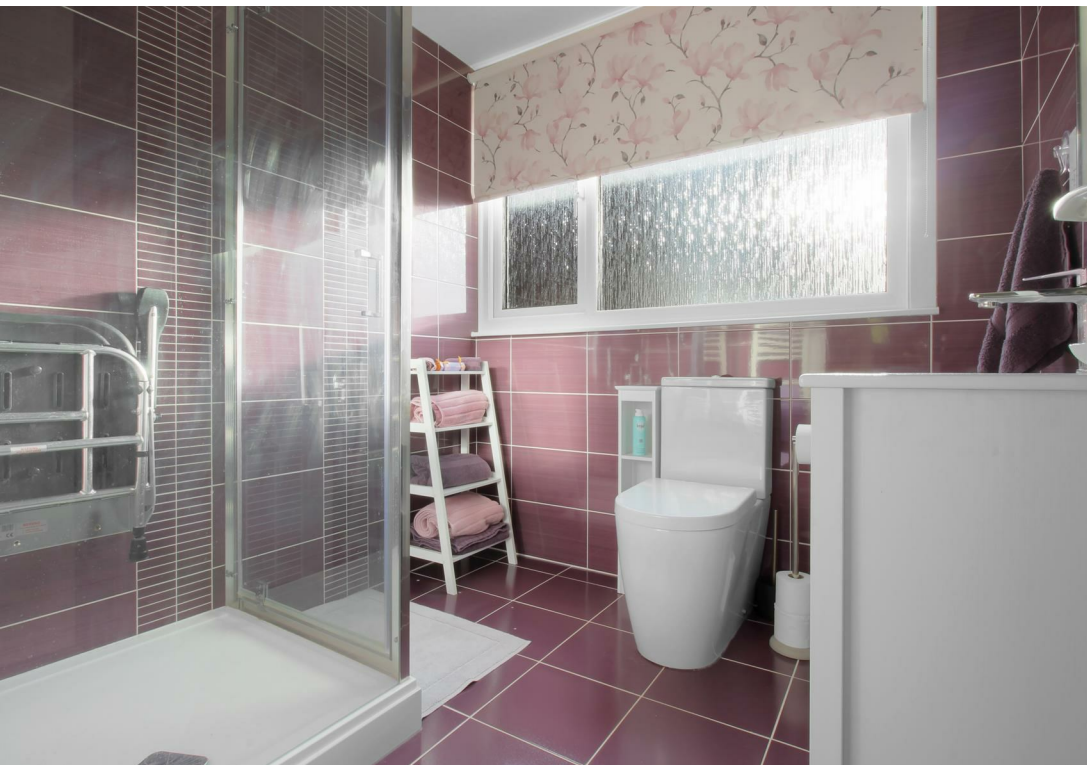
Council tax band D £2,339.29 p.a. (subject to change)

what3words: ///trifle.assume.summaries









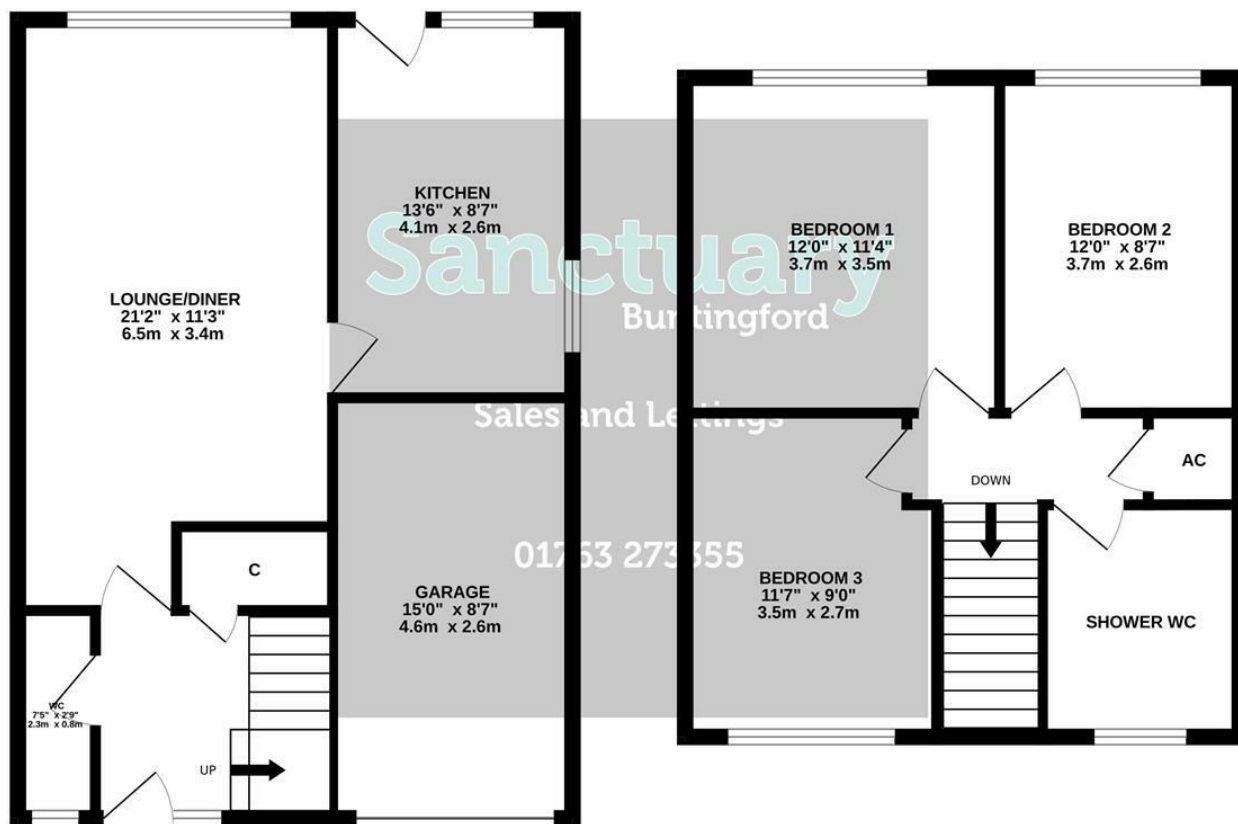






GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

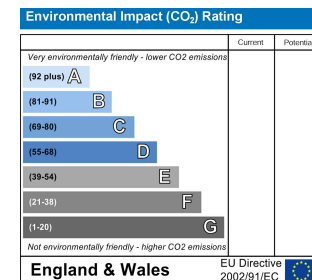
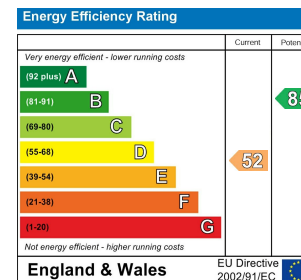
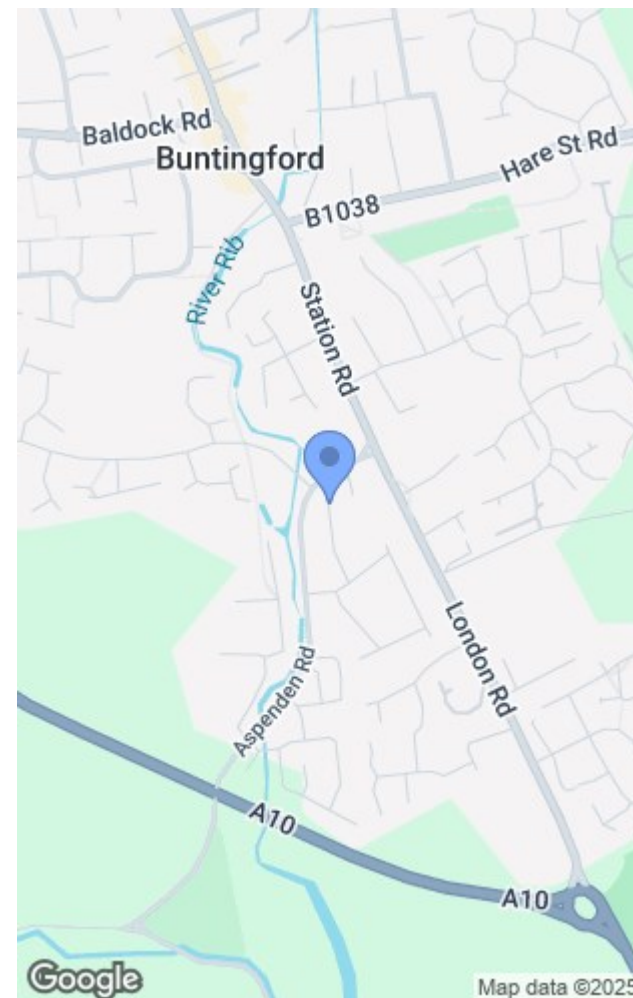
1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.



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