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Downhall Ley, Buntingford

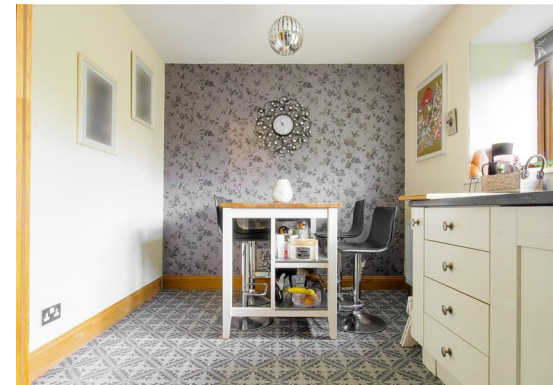
£495,000

**Sanctuary**  
Buntingford



## Downhall Ley, Buntingford, SG9 9JT - £495,000

Sanctuary Buntingford are pleased to offer for sale an exceptional family home, which has been extended and comprehensively refurbished by the present owners. Centrally located, ideal walking distance to schools and High street facilities, this delightful property comprises 5 Bedrooms, Lounge/Dining rooms, Re-fitted Kitchen/Breakfast room, Utility room, 2 En-suite's & Family Bathroom, 2 Private garden areas, Gas central heating, uPVC Double glazed and off street parking.







### **Entrance door to:**

### **Entrance hall**

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

### **Utility room / Wc**

8' x 6'10"

Comprising base unit, roll edge work surfaces, stainless steel sink unit & mixer tap, plumbing for washing machine, low level wc, laminate flooring, wall mounted gas fired boiler, stable door to exterior.

### **Lounge / Dining room**

22'4" x 12' reducing to 9'1"

Windows to rear aspect, laminate flooring, 2 radiators, tv point, French doors to exterior.

### **Kitchen / Breakfast room**

15' x 8'5"

Re-fitted with a matching range of wall and base units with roll edge work surfaces, inset 1 & 1/2 bowl sink unit & mixer tap, range style cooker with stainless steel extractor hood fitted, integrated dishwasher, tiled splash backs, vinyl floor covering, radiator, window to front aspect.

### **Stairs to first floor**

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

### **Bedroom One**

15' x 8'8" < 10'2"

Window to front aspect, fitted carpet, radiator, tv point. Door to:

### **En-suite Shower Wc**

Luxury suite comprising oversized quadrant style shower cubicle with wall mounted mixer shower, glass wash hand basin, low level wc, tiled splash backs, wood strip flooring, heated towel rail, obscure glazed window to front.



**Bedroom Four**

15'10" x 9'3"

Dual windows to rear aspect, laminate flooring, radiator.

**Bedroom Five**

9'8" x 6'3"

Window to rear aspect, laminate flooring, radiator.

**Family Bathroom Wc**

Re-fitted suite comprising roll top bath with mixer tap & shower attachment, wash hand basin, high flush wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to side.

**Stairs to second floor**

Wood strip flooring, velux window to side. Door to:

**Bedroom Two**

13' x 8'7"

Window to front and further velux window to side, wood strip flooring, radiator, built in wardrobe, access to eaves storage space and loft. Door to:

**En-suite Shower Wc**

Modern suite comprising shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled splash backs, wood strip flooring, heated towel rail, velux window to side.

**Bedroom Three**

13' x 9'7"

Window to rear aspect and further velux window to side, wood strip flooring, radiator, access to eaves storage space.

**Exterior**

2 private gardens to front and rear, mainly laid to lawn with attractive shrub borders, decking and paved sections, good sized outhouse to rear, front and side pedestrian access.

CAR PORT with parking space for 1 vehicle close by and ample casual parking bays.

**Agents note**

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

what3words: ///betrayal.argue.ground







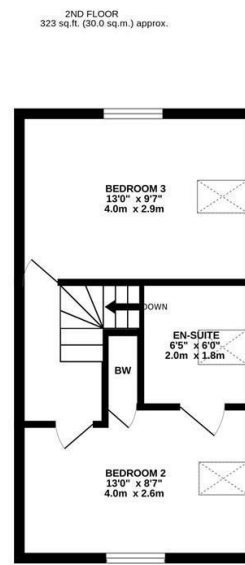
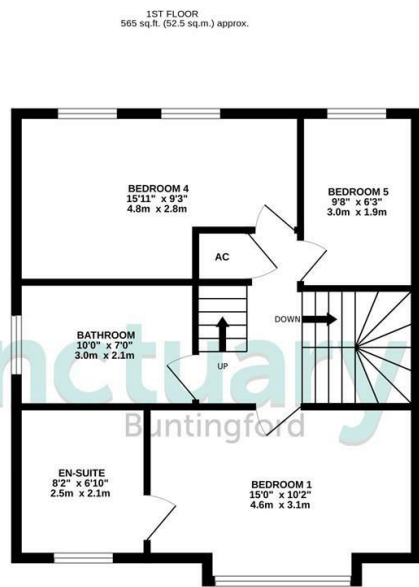
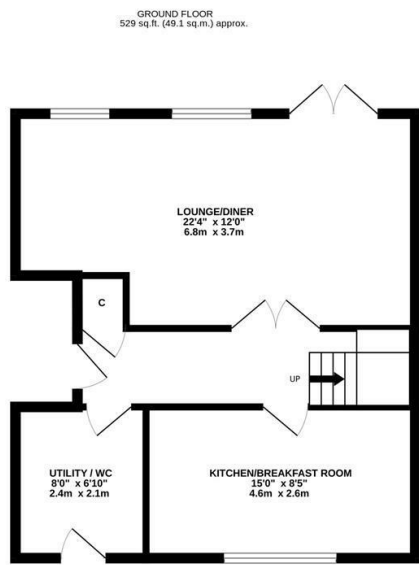








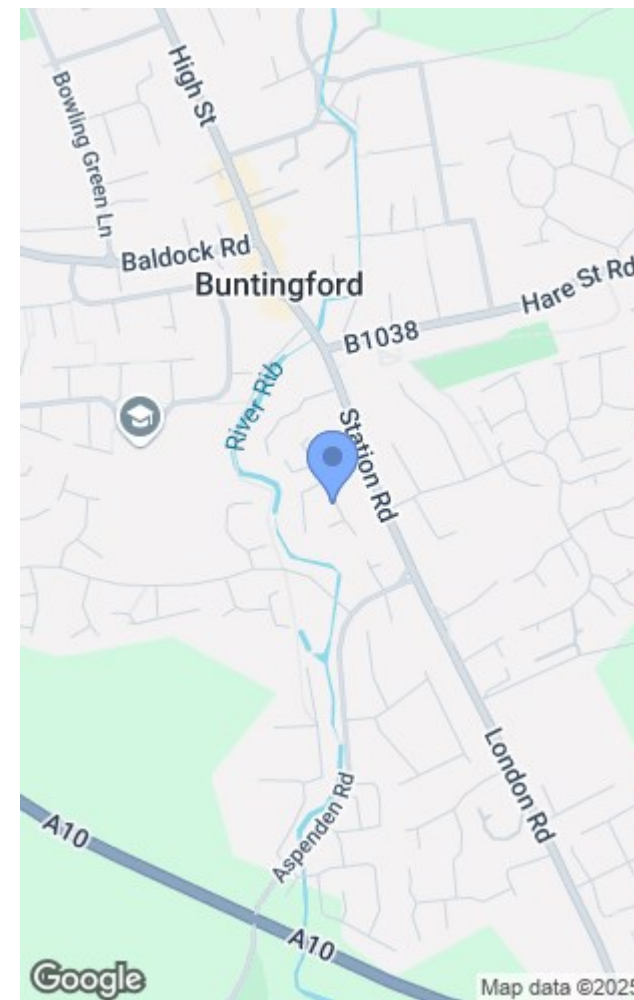




TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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