



Uplands, Braughing  
£465,000

Sanctuary  
Buntingford



## Uplands, Braughing, SG11 2QJ - £465,000

Sanctuary Buntingford are delighted to offer for sale, this charming 4 double bedroom, semi-detached house, within the desirable village of Braughing. The property is nestled in a quiet cul-de-sac, offering a peaceful living environment, a stones throw from the popular village school and close to the A10. With a south-facing garden, the property comprises a large kitchen/diner, living room with log burner, full width conservatory, family bathroom and three double bedrooms upstairs and has been extended to the side, providing additional space, which includes a wet room for added convenience. This deceptively spacious property combines comfort and functionality, making it an ideal family home in a sought-after location.







## **ENTRANCE/UTILITY ROOM**

6'9" x 6'4"

uPVC front door, uPVC door to the rear, space for fridge freezer and tumble dryer, floor to ceiling cupboard with Worcester boiler. Vinyl flooring, inset ceiling lights and double glazed window to side aspect with obscured glass

## **HALLWAY**

Laminate flooring, two storage cupboards, two radiators to hallway and within access to the annex, inset ceiling lights, fitted carpet to stairs leading to the first floor.

## **CLOAKROOM**

W/C, hand basin, double glazed window with obscured glass, laminate flooring

## **KITCHEN/DINING**

11'0" x 15'8" x 7'10"

uPVC double glazed window to front aspect, fitted wall and base units, sink and drainer with mixer tap, integrated fridge freezer, tiled flooring, recesses with plumbing for washing machine and dishwasher, radiator

## **LIVING ROOM**

15'10" x 11'3" (10'0" from fireplace)

uPVC double glazed window to side aspect, radiator, fitted carpet, recess housing log burner, double glazed French doors to conservatory

## **CONSERVATORY**

15'10" x 8'8"

uPVC double glazed conservatory with french doors onto patio, laminate flooring

## **GARDEN**

South facing, garden mainly laid to lawn with mature bushes and plants. Wrap around patio with plenty of space for garden furniture. Water tap, lighting and power points.

## **RECEPTION ROOM/BEDROOM 4**

15'2" x 11'9"

Fitted carpet, uPVC double glazed French doors opening to patio area and garden, sliding door access to wet room.





**WETROOM**

9'10" x 6'2"

White suite comprising w/c and hand basin, mirror with vanity light, PUR flooring, shower with drainage

**LANDING**

Fitted carpet, storage cupboard and loft access hatch

**BEDROOM 1**

14'10" x 9'6"

Fitted wardrobes and storage, radiator, uPVC double glazed window to rear aspect, fitted carpet

**BEDROOM 2**

12'8" x 11'5"

Fitted carpet, radiator, uPVC double glazed window to front aspect, fitted wardrobe

**BEDROOM 3**

10'5" x 8'1"

Laminate flooring, radiator and uPVC double glazed window to rear aspect

**BATHROOM**

6'10" x 5'8"

Laminate flooring, radiator, white suite comprising bath, hand basin and w/c, shower over bath and glass screen. uPVC double glazed window with obscure glass.

**AGENTS NOTE**

Council Tax Band: C £2,045.76 p.a. (subject to change)

what3words: ///annual.tinsel.divides















GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.

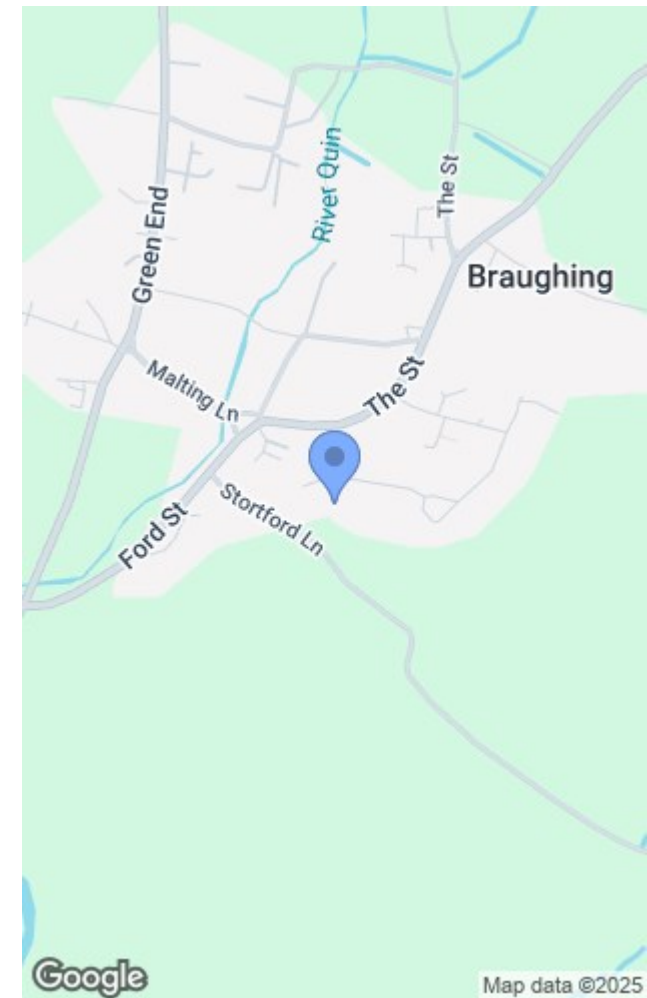
1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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/fitings 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Sanctuary 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

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

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