



41 Snells Mead  
Buntingford, SG9 9JF

FINE & COUNTRY



## 41 Snells Mead, Buntingford, SG9 9JF

A superb and substantial four/five bedroom detached family home with two receptions, a conservatory, integral garage and excellent living accommodation throughout situated within easy reach of all of Buntingford's amenities.

This wonderful family home provides ample accommodation in excess of 1700 square feet with a fabulous open plan lounge that enjoys the full views of the gardens, there is plenty of potential to further extend and re-configure (stpp) if required and plenty of parking to the front.

An excellent family home in an excellent area!







# STEP INSIDE

## 41 Snells Mead

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The entrance hallway is bright and provides access to the kitchen, ground floor WC, stairs to the first floor and the superb lounge area. The kitchen is well-positioned, spacious and also has direct access out to the side of house, there is an excellent range of base and wall units all topped with a tasteful granite worktop, the owners have had the walls clad in a wooden tongue and groove style finish. The lounge is the heartbeat of the home and enjoys excellent rear views through floor to ceiling glazing, a glazed log burning stove sets the scene to kick back and relax. Passing through into the dining room, this room is again very well proportioned and is a great room for entertaining and dining in, the conservatory is a fantastic addition and offers plenty of space to enjoy for the whole family.

Upstairs, there are four bedrooms and a family bathroom. The principle room benefits from having its own en-suite shower room along with another room which could be used as a separate dressing room or an additional 5<sup>th</sup> bedroom. All of the other bedrooms are generous in size and can accommodate double beds. The family bathroom is a three piece suite with fully tiled floors and walls.





































# STEP OUTSIDE

## 41 Snells Mead

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On arrival there is plenty of off street parking to the front of the property as well as direct access to the integral garage along with side access to the rear garden.

The rear garden is superb and in excellent condition as it's been well maintained and looked after by the current vendors, it has excellent privacy with plenty of mature trees to the border's, the majority is laid to lawn with the left hand side and corner being shingled and having a seating area to enjoy those summer days and evenings along side the fire pit.

Local Authority: East Herts DC 01279 655261.

Council Tax Band: E

EPC: D









# LOCATION

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Buntingford has so much to offer, including a Sainsbury's Local, a Co-op and a selection of independent shops including an excellent cheese shop, restaurants, coffee bars, public houses, and a wine bar. There are several parks around the town and it's just a 10-minute walk to the surrounding countryside. There are lots of activities to get involved with, including tennis, bowls and keep fit boot-camps, as well as the parks with play equipment for children.

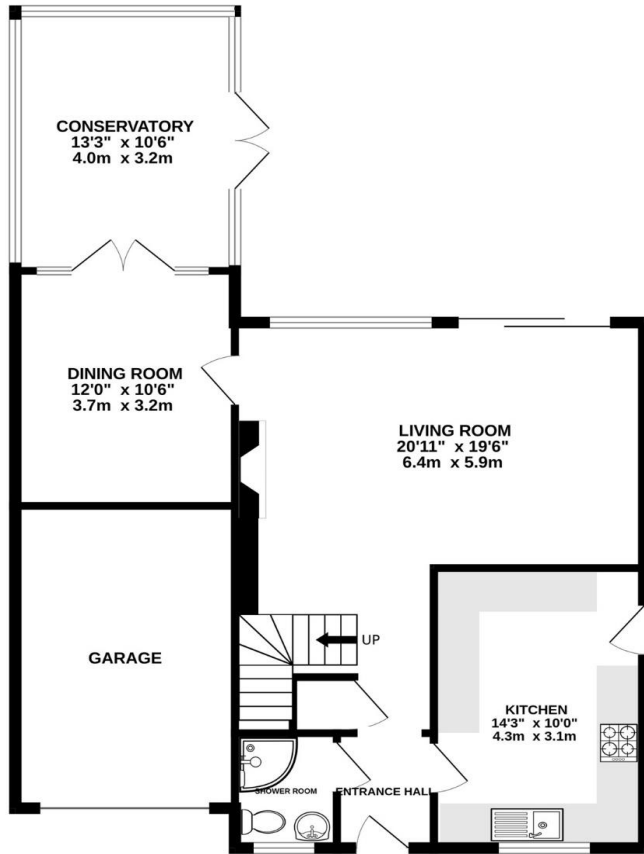
There is a swimming pool at Freman College. There are good state schools in Buntingford as well as many highly regarded private schools locally including St Edmunds College, Haileybury, Bishops Stortford College, Heath Mount, St Josephs and Duncombe schools.

For the commuter, stations are found in Hertford, Ware, Royston and Stevenage all providing fast and frequent services into London. The A10 provides excellent road access to London, the M25 and Cambridge.

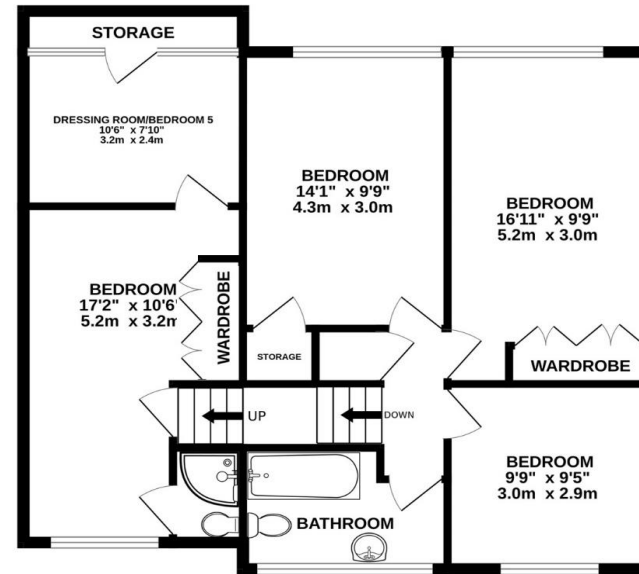


# 41 SNELLS MEAD

GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 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.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy





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