



80 Fairfield, Buntingford, SG9 9NU

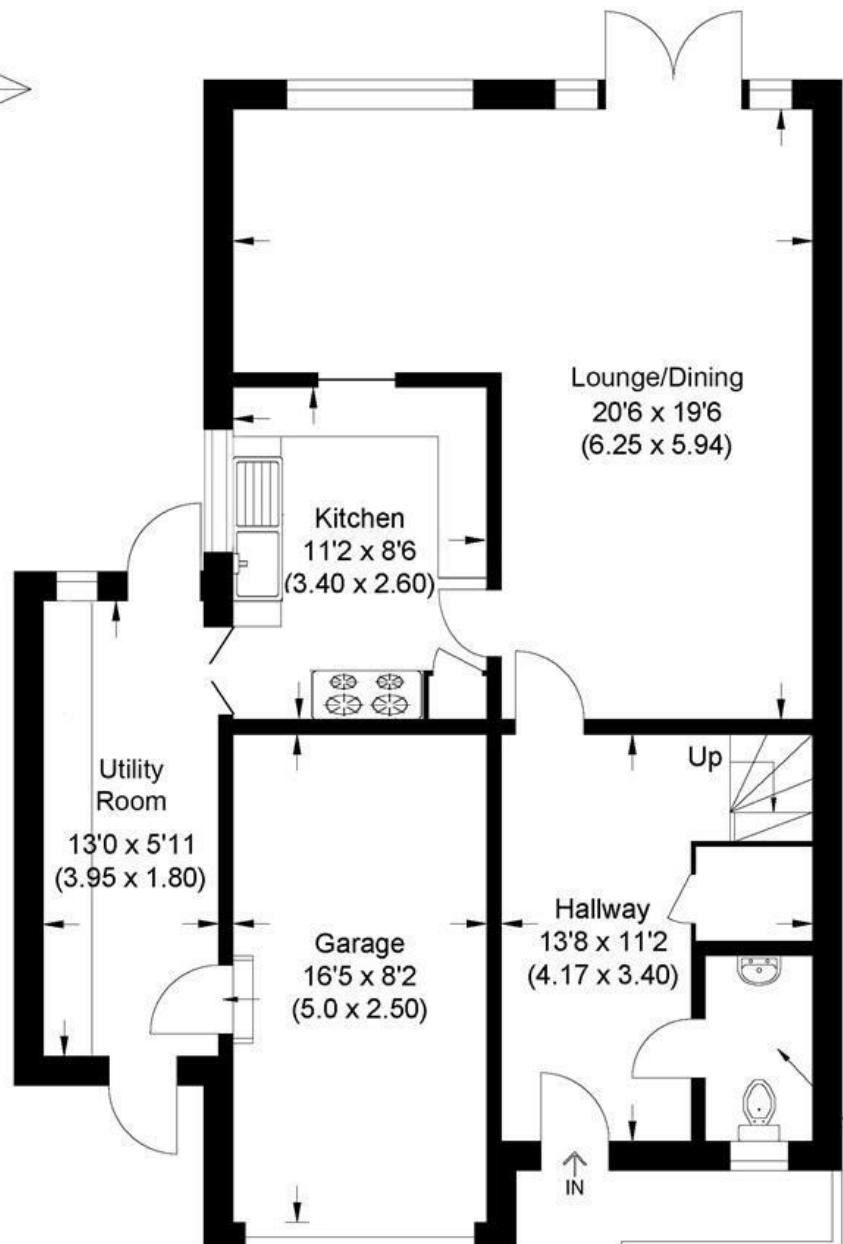
Asking Price £525,000

Nestled in the charming area of Fairfield, Buntingford, this delightful house presents an excellent opportunity for those seeking a comfortable family home. With three double bedrooms, and a large open plan reception room, the property offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The rear garden has been beautifully maintained by the current vendors with plenty of mature bushes and flowering plants. With added convenience of the large utility room to the side of the property, this provides access to the front, rear and garage.

Set in a peaceful and sought after neighbourhood, it is within easy reach of local amenities, well regarded schools and transport links. The large brick laid driveway can easily fit 3 vehicles, perfect for growing families. This property is key turn ready but holds the potential to expand further and make it your own.

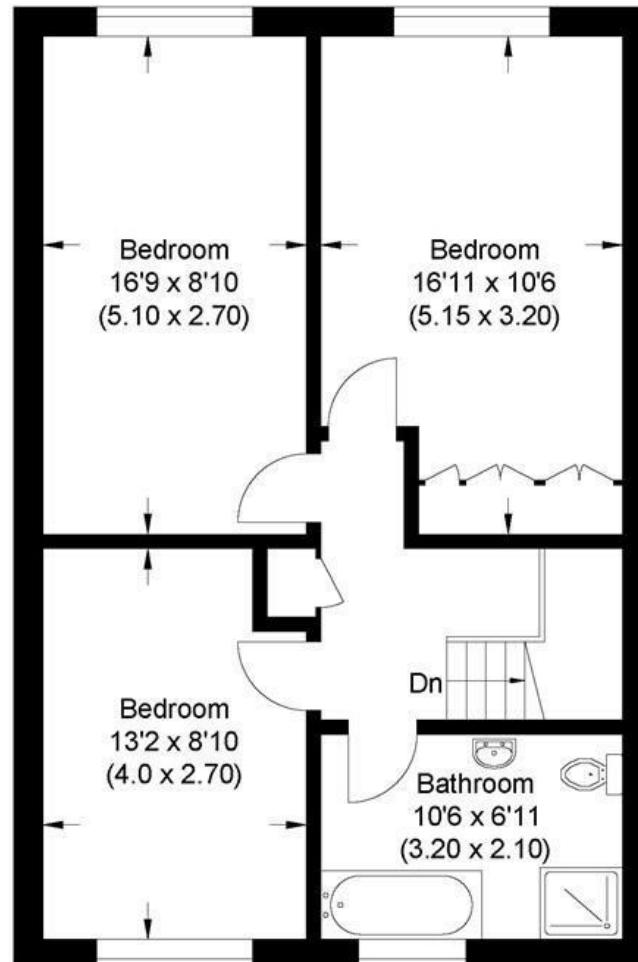
- Sought after location
- 3 generous double bedrooms
- Bright and spacious 'L' shaped reception
 - Potential for extension into loft space
- Beautiful mature south facing rear garden
- Close to schools and High Street amenities
- Refitted downstairs cloakroom
- Perfect for growing families
 - Driveway for 3 vehicles
- Peaceful, well-regarded family estate



Ground Floor

WC
6'3 x 3'7
(1.90 x 1.10)

Approximate Gross Internal Area
127.59 sq m / 1373.36 sq ft
(Includes Garage)
Garage Area 13.0 sq m / 139.93 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Storm porch with solar and mains lighting, uPVC front floor with obscure glass

Entrance Hall

uPVC obscure window to front aspect, light fitting, radiator, storage cupboard, fitted carpet. Door to:

Cloakroom

Refitted white suite comprising low level dual flush w/c, vanity unit, handbasin with mixer tap, uPVC window with obscure glass to front aspect, radiator, half tiled walls, tiled flooring, light fitting

Lounge/Dining

'L' shaped living/dining. TV point, 2 radiators, fitted carpet, light fixtures. uPVC French doors with side panels to rear aspect, uPVC double window with side and top opening to rear aspect. Door to:

Kitchen

Tiled flooring, light fixture, storage cupboard, 'Stoves' range double oven and grill with 7 ring gas hob, 'Smeg' extractor fan over cooker. Range of cream wall and base units, dark grey quartz worktops, serving hatch through to dining area. uPVC window to side aspect, half tiled walls, one and a half sink with mixer tap, plumbing for dishwasher. Archway to:

Utility Room

Vinyl flooring, double glazed window to rear aspect, dual aspect double glazed doors leading to side access and rear garden. Plumbing for washing machine, space for tumble dryer, range of white wall and base units, radiator and ceiling hatch into storage. Internal door to:

Garage

Lighting, boiler, electrical box, space for 1 car, white up and over door.

Landing

Fitted carpet, half turn staircase, storage cupboard, access to fully boarded loft. Door to:

Bathroom

White suite comprising vanity unit hand basin with mixer tap, bath with mixer tap

and hand held shower and screen; dual flush low-level w/c. Separate tempered glass shower unit with wall mounted shower and white soak away tray. uPVC window with obscure glass to front aspect, radiator, fully tiled walls, vinyl flooring.

Bedroom One

Generous double bedroom, fitted wardrobes, uPVC window to rear aspect, TV point, radiator, fitted carpet

Bedroom Two

Generous double bedroom, uPVC window to rear aspect, radiator, fitted carpet

Bedroom Three

Double bedroom, uPVC window to front aspect, radiator

Garden

Raised grass area, mature boarders, bushes and flowering plants. Patio wraps around rear and side with space for seating, light fixtures to sides of rear French doors.

Front External

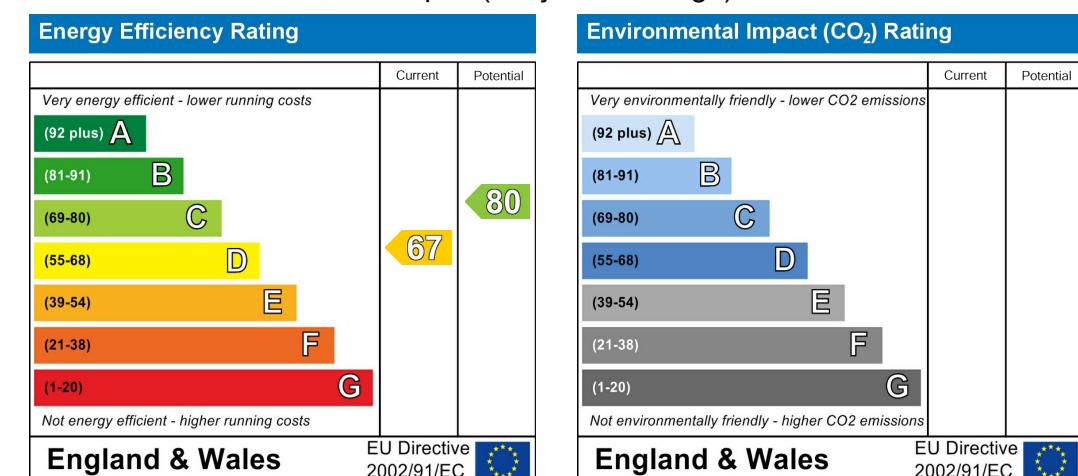
Brick laid driveway with parking for 3 vehicles, gated side access.

Agents Note

Boiler situated in the garage - serviced annually

Loft fully boarded with ladder and light

Council tax band E - £2,859.14 p.a. (Subject to change)



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice.

