



Cross Green, Cottered, Buntingford SG9 9QR

welcome to

Cross Green, Cottered, Buntingford

A deceptively spacious semi-detached cottage offering extremely flexible accommodation including a potential annexe, the same accommodation used for further receptions/hobby rooms. Situated in this sought-after village location, viewing is recommended at the earliest opportunity.



Front Door

Double glazed door to conservatory.

Conservatory

23' 5" x 6' 8" (7.14m x 2.03m)

Entrance to the main house and attached annexe is via the conservatory. Double glazed door to kitchen/diner.

Kitchen/ Breakfast room

24' 11" x 10' 6" (7.59m x 3.20m)

Lovely fitted kitchen comprising built-in oven and hob, sink with mixer taps and work surface surrounds, generous range of base and wall cupboards together with central island. Door off to cloakroom/utility room.

Utility

10' 9" x 10' 9" (3.28m x 3.28m)

Comprising sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine, double glazed window, concealed cistern WC.

Lounge/ Diner

24' 11" x 13' 10" (7.59m x 4.22m)

Lovely dual aspect room with feature fireplace with hearth and surround and mantle over, further double glazed window to conservatory, turning staircase to first floor landing.

Staircase To First Floor

Turning staircase from lounge to first floor landing.

First Floor Landing

Doors off to bedrooms.

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m)

Double glazed window.

Bedroom Two

13' 3" Max x 10' 5" Max (4.04m Max x 3.17m Max)

Double glazed window.

Bedroom Three

10' 9" x 10' 6" (3.28m x 3.20m)

Double glazed window.

Dressing Room/ Bedroom Four

'L' shaped room with double doors with views to the rear, door to bathroom.

Bathroom

Suite comprising corner bath, separate shower cubicle, low-flush WC, wash hand basin, double glazed window.

Annexe

The annexe is accessed from the conservatory, and offers accommodation including:

Kitchen/ Diner

11' 7" x 10' 10" (3.53m x 3.30m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine, double glazed window.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

Twin double glazed windows.

Shower Room

Suite comprising shower cubicle, low-flush WC, wash hand basin set into vanity unit, towel radiator, double glazed window.

Agent's Note

Whilst this annexe is currently being used as self-contained living accommodation, this can easily be incorporated back to the main residence, offering additional reception rooms.

Outside Garage/ Workshop

A particular feature of the property is the large detached garage/workshop measuring 23'0 x 18'0 together with further off-road parking.



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Cross Green, Cottered, Buntingford

- A well-presented and deceptively spacious semi-detached cottage
- Highly sought-after location
- Three/four bedroom house with adjoining self-contained annexe providing further reception rooms.
- Double garage/workshop.
- Viewing highly recommended.

Tenure: Freehold EPC Rating: E

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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