



Snells Mead, Buntingford, SG9 9JH

welcome to

Snells Mead, Buntingford

An extremely well-presented extended 3 bedroom semi-detached family home, with 2 reception rooms, large fitted kitchen/family room, good sized rear garden, off-road parking, and located within easy access of local amenities.



Door To Entrance Hall

Radiator. Stairs off to first floor landing with understair cupboard. Built in cupboards. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Radiator. Window to front.

Lounge

18' 8" x 10' 8" (5.69m x 3.25m)

Feature fireplace with hearth surround and mantle over. 2 radiators. Arch to dining room. Doors to kitchen and family room area.

Dining Room

10' 6" x 10' 2" (3.20m x 3.10m)

Twin skylight windows. Radiator. Double glazed double doors to rear garden. Arch to kitchen.

Kitchen/Family Room

28' 3" x 7' 8" (8.61m x 2.34m)

Spacious lovely fitted kitchen comprising of built in range master with gas hob and extractor over, generous range of base and wall units. 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, space for kitchen appliances, space and plumbing for automatic washing machine and tumbledryer, breakfast bar, recess lighting, part tiled walls, skylight window, double glazed windows to rear and side, radiator.

The family area comprises of radiator and double glazed window to front.

First Floor Landing

Hatch to loft. Doors to:

Bedroom One

13' x 10' 11" (3.96m x 3.33m)

Twin built in wardrobes and cupboards to one wall. Radiator. Double glazed window to rear.

Bedroom Two

13' x 9' 2" (3.96m x 2.79m)

Built in cupboard. Radiator. Double glazed window to rear.

Bedroom Three

11' 3" x 8' 2" (3.43m x 2.49m)

Radiator. Double glazed window to front.

Bathroom

Suite comprising shower cubicle, bath, low flush WC, wash hand basin, heated towel radiator, built in cupboard, window to front.

Outside

Rear Garden

Good sized rear garden with paved patio area with space for furniture, lawned landscaped area with flower beds to borders, 2 wooden sheds, fence surrounds, and path to side providing gate for side access.

Parking

Large paved driveway to front providing generous off-road parking.



view this property online williamhbrown.co.uk/Property/RYN110568



welcome to

Snells Mead, Buntingford

- Extremely well-presented extended semi-detached family home.
- 3 double bedrooms.
- Separate lounge and dining rooms.
- Lovely fitted kitchen/breakfast room.
- Good sized rear garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£550,000



view this property online williamhbrown.co.uk/Property/RYN110568

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RYN110568 - 0002

 william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk