



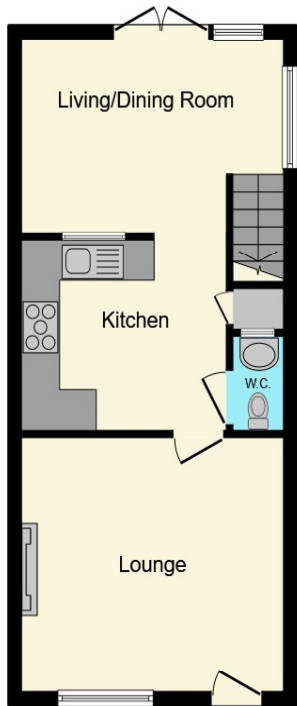
Church Street, BUNTINGFORD SG9 9AS

welcome to

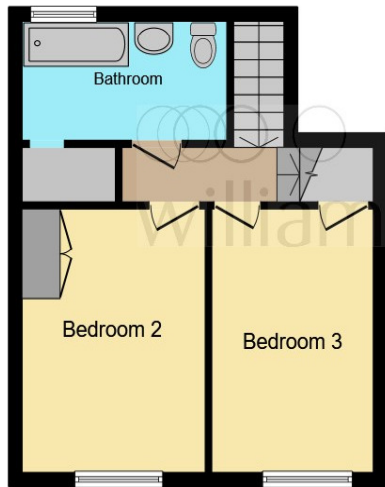
Church Street, BUNTINGFORD

William h brown are privileged to offer for sale this stunning, refurbished Victorian cottage arranged over three floors and situated on a highly sought after road just off of Buntingford high street which offers a range of shopping and recreational amenities. Having been recently updated this character home offers an attractive sitting room with brick built fireplace with a working log burner. Refitted kitchen with solid teak woodwork surfaces. Ground floor cloakroom and an extended dining room/snug/playroom giving access to the landscaped rear garden. To the first floor there are two double bedrooms, and a luxury refitted four piece suite bathroom which has a separate shower cubicle. The principal bedroom is located on the top floor and benefits from built in wardrobes and additional storage. Externally the rear garden has been fully landscaped and offers a low maintenance rear garden with decking area, flower beds and side tunnel access. To the rear of the garden there is an outbuilding/office/gym with power and light connected An internal viewing is highly recommended.

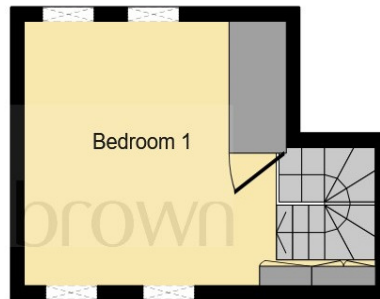




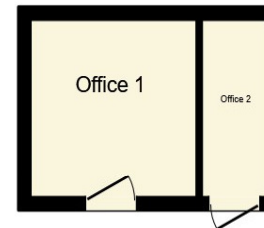
Ground Floor



First Floor



Second Floor



Outbuilding

Sitting Room

13' 5" max x 12' max (4.09m max x 3.66m max)

Kitchen

10' 7" max x 9' 1" max (3.23m max x 2.77m max)

Dining

Room/Snug/Reception
12' 10" max x 9' 3" max (3.91m max x 2.82m max)

Ground Floor Cloakroom

First Floor Landing

Bedroom 2

12' 7" max x 9' 4" max (3.84m max x 2.84m max)

Bedroom 3

8' 4" max x 9' 10" max (2.54m max x 3.00m max)

Bathroom Refitted

10' 4" max x 4' 11" max (3.15m max x 1.50m max)

Second Floor Landing

Principal Bedroom

12' 5" max x 17' 7" into stairway (3.78m max x 5.36m into stairway)

Outbuilding/Office 1

8' 2" max x 7' 8" max (2.49m max x 2.34m max)

Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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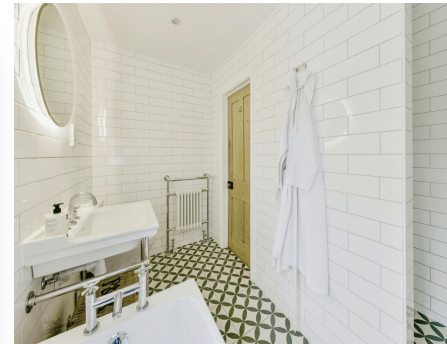
Church Street, BUNTINGFORD

- Refurbished & Extended Victorian cottage
- Arranged over three floors
- Two reception rooms
- Luxury fitted kitchen
- Ground floor cloakroom

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107274](https://www.williamhbrown.co.uk/Property/WRE107274)



Property Ref:
WRE107274 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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