



**Bridgefoot House Union Terrace, BUNTINGFORD SG9 9AP**

*welcome to*

## **Bridgefoot House Union Terrace, BUNTINGFORD**

William H Brown are delighted to bring to market this luxuriant Grade Two Listed family home. This 1836 ex work house has been tastefully converted into a substantial family home. Situated a short walk from the vibrant market town centre of Buntingford. Internal ground and sub ground floor accommodation comprises of five reception rooms including a lounge accessed via hidden door, dining room, study, games room and family room. First and second floor accommodation is made up of four double bedrooms with an ensuite to master, as well as a family bathroom and a dedicated WC for the top floor.





### Cloakroom

### Kitchen

25' 8" max x 9' 2" max ( 7.82m max x 2.79m max )

### Lounge

15' 10" max x 13' 10" max ( 4.83m max x 4.22m max )

### Dining Room

15' 6" max x 9' 10" max ( 4.72m max x 3.00m max )

### Landing

### Bedroom 1

15' 10" max x 13' 10" max ( 4.83m max x 4.22m max )

### Ensuite

### Bedroom 2

15' 10" max x 14' 10" max ( 4.83m max x 4.52m max )

### Bedroom 3

15' 10" max x 10' 5" max ( 4.83m max x 3.17m max )

### Bathroom

### Second Floor

### Bedroom 4

18' 2" max x 8' 7" max ( 5.54m max x 2.62m max )

### Wc

Total floor area 282.4 m<sup>2</sup> (3,040 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](http://www.focalagent.com)

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## Bridgefoot House Union Terrace, BUNTINGFORD

- GRADE II LISTED PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GAMES ROOM
- PARKING FOR TWO VEHICLES

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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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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