



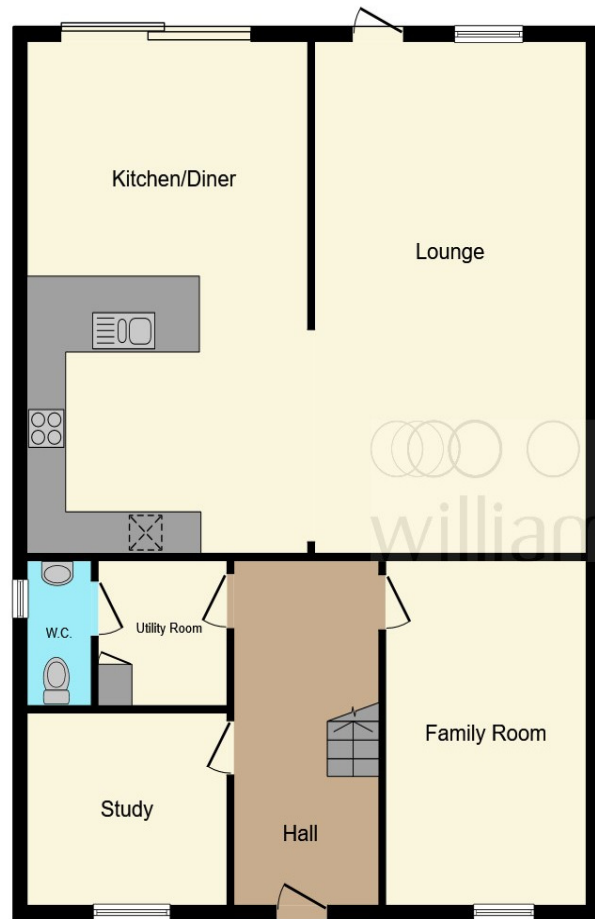
The Hollies Bentley Grange, Hare Street Buntingford SG9 0DZ

welcome to

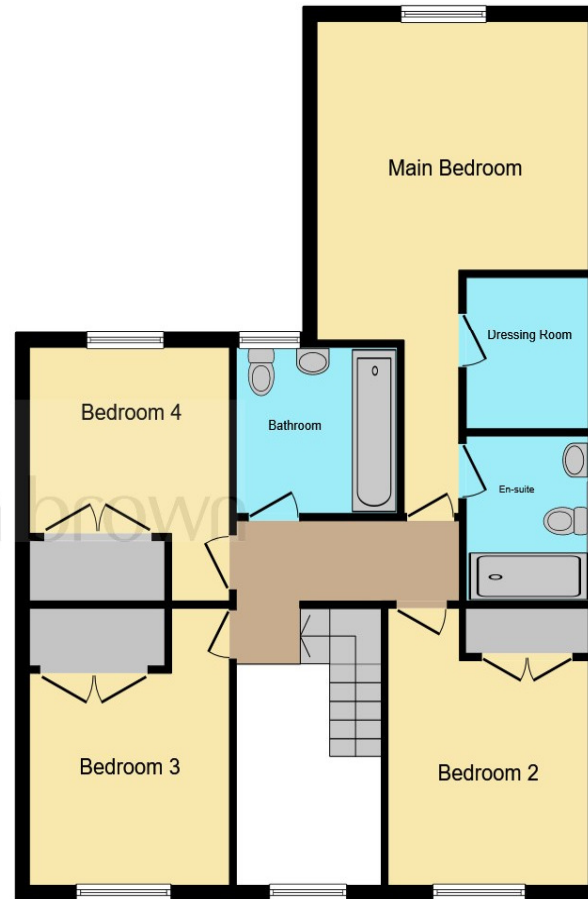
The Hollies Bentley Grange, Hare Street Buntingford

NO UPWARD CHAIN - This elegant detached four-bedroom family home situated in the sought after location of Hare Street is well placed for those seeking a semi-rural lifestyle without the feeling of being isolated. The market town of Buntingford is nearby offering many amenities. Upon entering, you'll be greeted by a welcoming entrance hall that leads to the various living areas. The property features a dedicated study ideal for working from home or quiet reading, a comfortable family room perfect for relaxation, and a cozy sitting room for entertaining guests.





Ground Floor



First Floor

Total floor area 195.1 m² (2,100 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

Spacious Entrance Hall

Study

10' 1" x 8' 11" (3.07m x 2.72m)

Family Room

Ground Floor Cloakroom

Utility Room

Sitting Room

Kitchen/Dining Room

23' 7" x 14' 2" (7.19m x 4.32m)

First Floor Landing

Principle Bedroom

23' 1" Into door recess x 13' 10" Max (7.04m Into door recess x 4.22m Max)

Dressing Room

7' 3" x 6' (2.21m x 1.83m)

En-Suite Shower Room

Bedroom 2

12' 7" Into wardrobe x 10' 6" (3.84m Into wardrobe x 3.20m)

Bedroom 3

12' Into wardrobe x 10' 3" (3.66m Into wardrobe x 3.12m)

Bedroom 4

11' 7" Into Wardrobe/recess x 10' 4" (3.53m Into Wardrobe/recess x 3.15m)

welcome to

The Hollies Bentley Grange, Hare Street Buntingford

- NO UPWARD CHAIN
- DOUBLE FRONTED DETACHED RESIDENCE
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- UNDERFLOOR HEATING

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107600



Property Ref:
WRE107600 - 0007

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.

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