



**Cross Green, Cottered Buntingford SG9 9QR**

**welcome to**

## **Cross Green, Cottesled 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.





**Ground Floor**

**First Floor**

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)

## Front Door

## Conservatory

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

## Kitchen/Breakfast Room

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

## Utility

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

## Lounge/Diner

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

## Staircase To First Floor

## First Floor Landing

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Dressing Room/Bedroom 4

## Bathroom

## Annexe

welcome to

## Cross Green, Cottenham Buntingford

- SOUGHT AFTER LOCATION
- THREE/FOUR BEDROOMS
- SHOWER ROOM AND FAMILY BATHROOM
- DECEPTIVELY SPACIOUS
- DOUBLE GARAGE/WORKSHOP

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107755 - 0006

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