



School Court, Westmill Buntingford SG9 9LL

welcome to

School Court, Westmill Buntingford

A charming three-bedroom solid stone walled, semi-detached former school house; built circa 1840, beautifully blends historic character with modern comfort. Tastefully refurbished within the last two years, the property retains many of its original features while offering contemporary finish



Entrance Hall**Lounge**

16' max x 12' max (4.88m max x 3.66m max)

Garden Room

18' 4" max x 5' 10" max (5.59m max x 1.78m max)

Kitchen

13' 8" max x 11' 4" max (4.17m max x 3.45m max)

Lean To**Downstairs Wc****Landing****Bedroom 1**

14' 3" max x 11' 10" max (4.34m max x 3.61m max)

Bedroom 2

10' 11" max x 9' 8" max (3.33m max x 2.95m max)

Bedroom 3

11' 6" max x 6' 3" max (3.51m max x 1.91m max)

Bathroom

view this property online williamhbrown.co.uk/Property/WRE107694



welcome to

School Court, Westmill Buntingford

- OLD SCHOOL HOUSE
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- DOWNSTAIRS WC
- STONE WALLED BUILT CA 1840

Tenure: Freehold EPC Rating: F

Council Tax Band: F

offers over

£650,000



view this property online williamhbrown.co.uk/Property/WRE107694

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:
WRE107694 - 0004

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk