



- Grade II listed character conversion
- Town Centre location
- Internal basement access
- Parking for 2/3 cars

Bridgefoot House , Union Terrace , Buntingford, SG9 9AP

Offers In Region Of £589,995

Stunning late Georgian Grade II listed conversion in town centre location. Four bedrooms, two bathrooms plus cloakroom/WC. Basement/bedroom four. Courtyard garden plus lawned front garden and PARKING. Stunning property, rarely available. Motivated vendor.



Property Description

Bridgefoot House is a stunning late Georgian town centre conversion with unrivalled kerb appeal. It is ideally located a short flat walk from the vibrant high street and picturesque riverside park at Layston Court Gardens.

The pretty high street offers a selection of well-regarded restaurants and grocery stores including wine bars, specialist cheese shops and independent butchers. These are supported by the traditional high street conveniences including pubs, post office and supermarkets. The A10 which offers direct connections to the A120, A602 and M25 is within a few minutes drive.

The property itself is a terraced conversion dating back to 1837 with a notable local history being the birthplace of Reginald Butler the English sculptor. The development is grade II listed and therefore the charm of the period has been maintained.

This particular property is presented to an excellent standard and has been lovingly maintained and improved to seamlessly blend historic charm with modern luxury living.

The current vendors have invested in bespoke additions to maximise living space and ensure that the charm of the property now offers functionality and the convenience of modern day expectations.

The accommodation in brief comprises a large entrance hall with stairs ascending the first floor. There is a ground floor guest cloakroom WC and the hall grants access to both the lounge and kitchen diner.

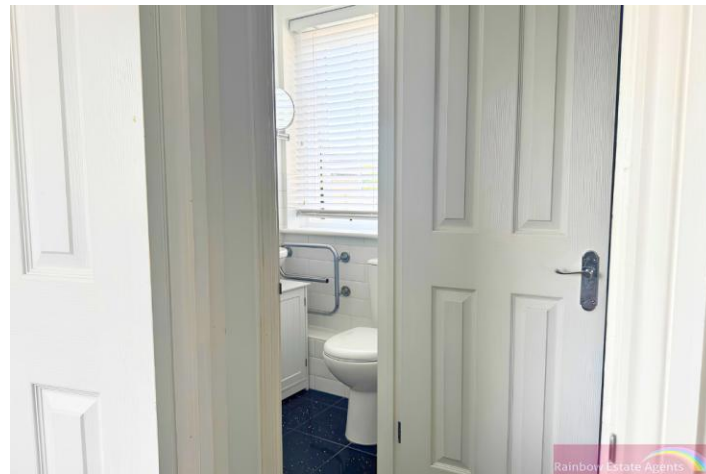
The lounge is dual aspect with wooden flooring which





compliments the entrance hall. The kitchen diner offers both access to the courtyard rear garden and an internal fixed staircase to the unique basement area. The kitchen area presents with a good range of wall and base units with granite worktops and space for a four seater table and chairs.

The basement area offers direct access to the rear garden and currently presents as a social garden bar area and gym. However this space was originally a fourth bedroom and study area and therefore offers a multitude of uses depending on the requirements of the incoming purchasers



The first floor offers a fabulous master suite with walk in wardrobe and personal en-suite shower room with a full independent shower, low flush WC and pedestal wash hand basin.

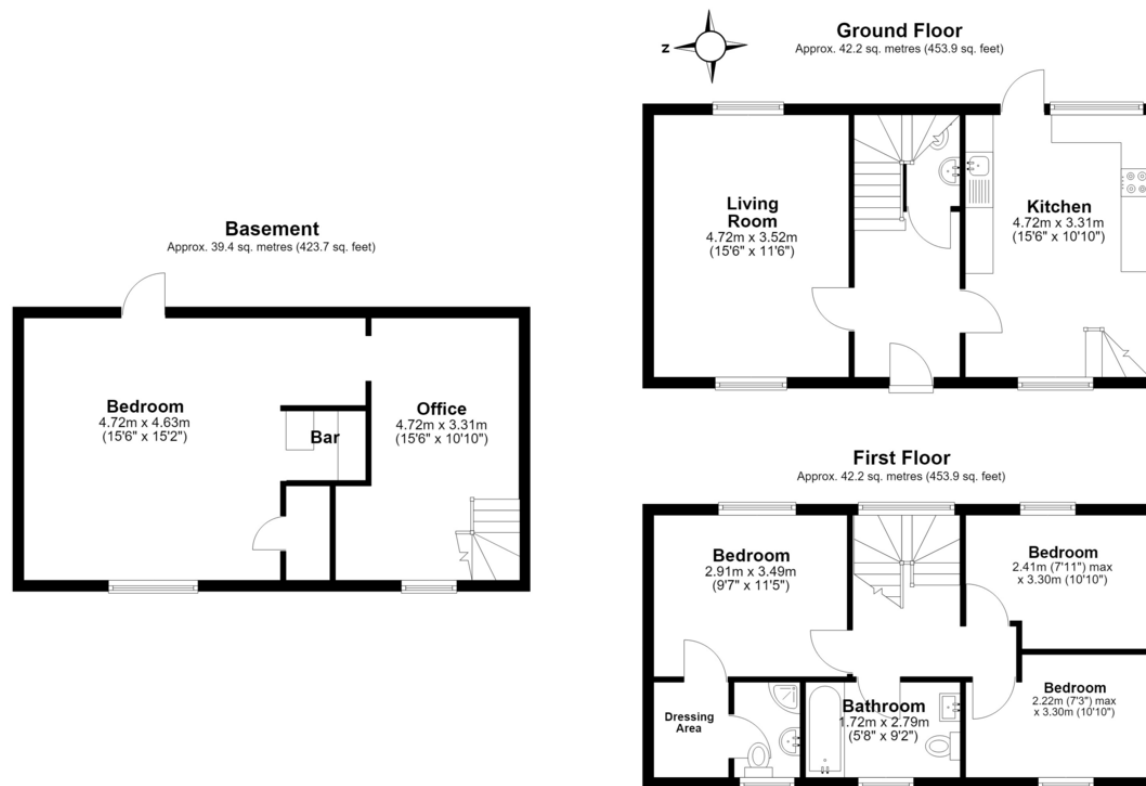
The two further bedrooms both house double beds with wardrobe space and these are supported by the modern bathroom with white suite presenting with a full bath with overhead shower, low flush WC and pedestal wash hand basin.



Externally the attractive courtyard garden offers an easily managed area with secure boundaries. The front garden is laid to lawn and blends seamlessly with neighbouring properties to add to the external Union Terrace aesthetic .

Importantly there is parking for 2/3 vehicles held within the title to the front of the property.

The vendors are committed to selling and this is reflected in the realistic and competitive asking price.



Total area: approx. 123.7 sq. metres (1331.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Bridgefoot House

Early viewing is highly recommended

TENURE AND CHARGES

Council Tax East Herts District Council Band E

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - E.ON Energy

Water - Mains - Affinity Water

Sewage - Mains - Affinity Water

Heating Gas Central Heating

Broadband - BT

Mobile Signal and Coverage Vodafone Three EE O2

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