

Elliot Heath
ESTATE AGENTS

6 The Rookery, Westmill

Guide Price **£400,000**

6 The Rookery

Westmill, Buntingford

3-bed home in sought-after Westmill, offering spacious accommodation, including downstairs wc, kitchen, living room, conservatory, bathroom, ample parking, private garden & stunning countryside views.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Sought After Village Location
- Countryside Views
- Access To the A10



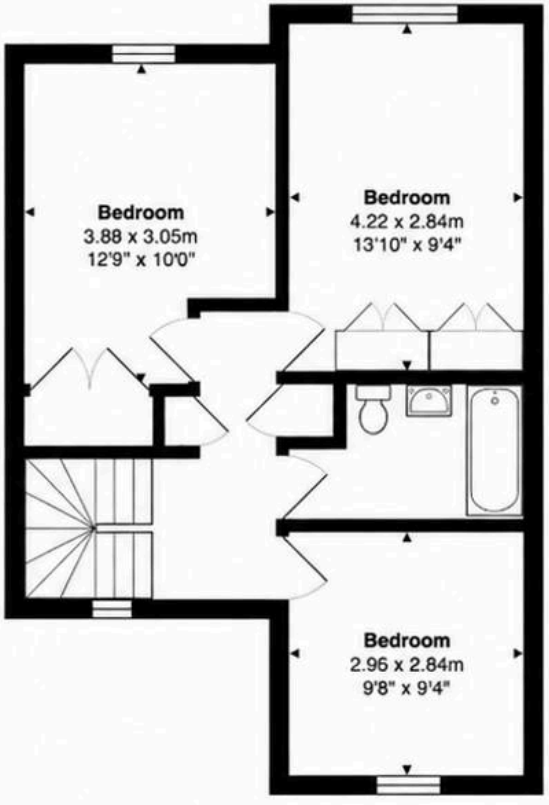








Ground Floor
Area: 56.6 m² ... 610 ft²



First Floor
Area: 46.8 m² ... 503 ft²

Total Area: 103.4 m² ... 1113 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floorplans shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby
With double glazed windows to front aspect, tiled flooring, built in storage cupboard, door to:

Entrance Hall
With stairs rising to first floor landing, tiled flooring, electric panel heater, tongue and groove panelling to half height, doors to:

Kitchen
15' 1" x 9' 0" (4.60m x 2.75m)
With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring, built in storage cupboard, electric wall heater.

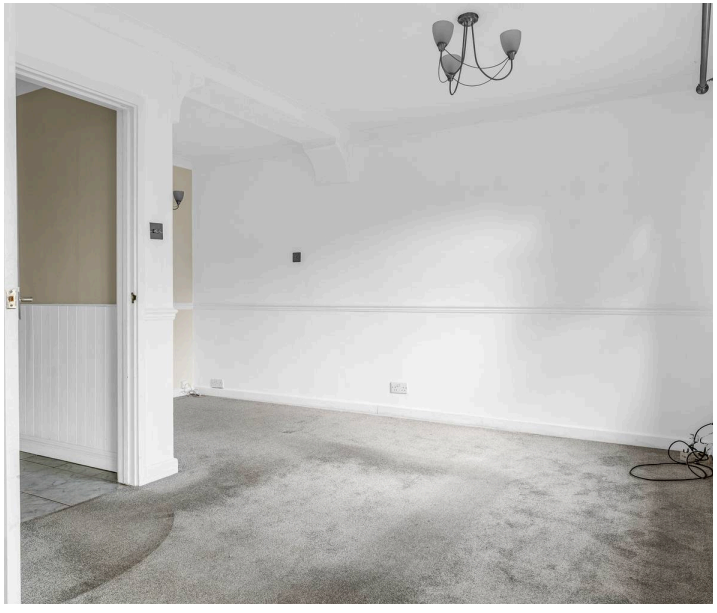
Downstairs WC
Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring.

Living/Dining Room
19' 8" x 14' 10" (6.00m x 4.53m)
With double glazed window to rear aspect and sliding patio doors to:

Conservatory
8' 11" x 7' 11" (2.72m x 2.41m)
Of double glazed and brick construction with double doors opening onto the rear garden, tile effect flooring, electric wall heater.

First Floor Landing
With double glazed window to front aspect, loft access, electric wall heater, two built in storage cupboards, doors to:







Bedroom One
13' 10" x 9' 3" (4.22m x 2.83m)
With double glazed window to rear aspect, built in wardrobe cupboards.

Bedroom Two
12' 9" x 10' 0" (3.88m x 3.05m)
With double glazed window to rear aspect, built in wardrobe cupboards.

Bedroom Three
9' 9" x 9' 4" (2.96m x 2.84m)
With double glazed window to front aspect, wood effect flooring.

Bathroom
Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, chrome heated towel rail.









FRONT GARDEN

Heavily stocked attractively planted front garden.

REAR GARDEN

The low maintenance rear garden is laid with paving and an artificial lawn with timber garden shed and gated rear access.

OFF STREET

1 Parking Space

Communal parking with ample spaces available.











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