

3 The Bungalow | Hay Street | Braughing | SG11 2RJ

Asking Price £575,000

Detached three bedroom chalet style bungalow in need of updating and general refurbishment, offered with NO UPPER CHAIN! Located in the small hamlet of Hay street, just North of Braughing and a short drive from the market town of Buntingford, this extended home offers breathtaking views from the rear of the property over the River Quin valley. The bungalow offers flexible accommodation, currently laid out to have two reception rooms, kitchen, master bedroom and bathroom on the ground floor, with two bedrooms on the first floor. Benefits include double glazing, gas fired central heating and lots of fitted storage. Externally there is a driveway providing parking for up to three vehicles, garage and 135ft. (41 metres) rear garden with outbuildings including a greenhouse.
VIEWINGS AVAILABLE SEVEN DAYS A WEEK !







CHRIS DELLAR
PROPERTIES
Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Entrance Door
Double glazed sliding patio door to:

Enclosed Porch
Doors to garage and:

Reception Hallway
Radiator. Turning staircase to first floor. Doors off.

Sitting Room
11'2 x 9'2 (3.40m x 2.79m)
uPVC double glazed window to side. Radiator.

Lounge/Diner
24'3 x 11'2 (7.39m x 3.40m)
Triple aspect with double glazed windows to sides and rear, with views overlooking the rear garden and expansive countryside beyond. Feature fireplace. Two radiators.

Kitchen
14'9 x 11'2 (4.50m x 3.40m)
Double glazed window to side. Wall & base units incorporating rolltop work surfaces and one & half bowl single drainer sink unit with mixer tap. Tiling to splashback areas. Space for electric cooker and fridge. Cupboard containing gas fired boiler. Lagged cylinder in recess. Vinyl floor covering.

Rear Lobby
uPVC double glazed door to rear garden. Vinyl floor covering. Door to:

Bathroom
8'6 x 5'11 (2.59m x 1.80m)
Double glazed window to rear with obscured glass. Suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin, bidet and low flush WC. Radiator.

Bedroom One
15'6 x 11'2 (4.72m x 3.40m)
uPVC double glazed widow to front. Double radiator. Fitted bedroom suite.

First Floor Landing
Double fronted storage cupboard. Doors to bedrooms two & three.

Bedroom Two
13'5 x 13'2 (4.09m x 4.01m)
Double glazed window to front. Radiator. Built-in storage cupboards.

Bedroom Three
8'6 x 7'11 (2.59m x 2.41m)
Double glazed window to front. Radiator. Access to under eaves storage.

EXTERIOR

Front
Pathway along front of bungalow leading to gated side access. Pathway along side of garage leads to second gated access. Both pathways lead to rear garden.

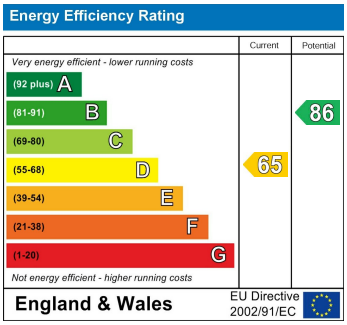
Driveway
Providing parking for up to three vehicles. Access to:

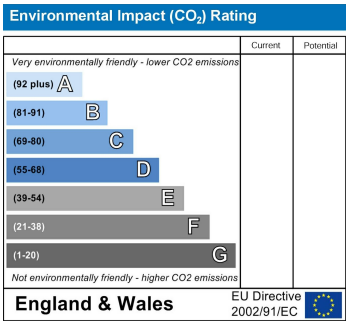
Garage
16'9 x 9'2 (5.11m x 2.79m)
With up & over door. Window to side. Light & power connected.

Rear Garden
135'0 (41.15m)
Mainly laid to lawn with a patio and sun terrace. Large timber storage shed with light. Two further wooden sheds and greenhouse.

Disclaimer
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certicate











CHRIS DELLAR
PROPERTIES
Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk