



90 High Street | Buntingford | SG9 9AJ

Asking Price £390,000

Outstanding Victorian cottage, extended over the years, to provide nearly 900 square feet of living space. This lovely home has been totally refurbished by the current owner and includes a new heating system, flooring, bespoke kitchen, bathroom and uPVC double glazing. Important architectural and period features have been retained and the result is an attractive combination of old and new. A unique feature is the conservatory style roof light over French doors and windows, all in the Victorian style, which lead from the dining area to the 80' rear garden. The ground floor has a very spacious feel and offers a very flexible living space. This property is being offered with no upper chain and **AN EARLY VIEWING IS HIGHLY RECOMMENDED !**



CHRIS DELLAR
PROPERTIES

Your estate agent

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Front Door

Composite replacement front door to:

Reception Room

22'7 x 10'3 (6.88m x 3.12m)

uPVC double glazed sash window to front. Exposed brick fireplace with dual aperture housing log burner. Double radiator. Fitted wall cabinet. Wood panelling to dado height. Exposed timber beams. Wood laminate flooring. Access to staircase to first floor and opening to:

Kitchen/Diner

23'5 x 10'1 (7.14m x 3.07m)

Range of uPVC double glazed windows incorporating French doors (leading to rear garden) and a large Victorian style skylight. Bespoke range of wall and base units incorporating a central island, Corian worksurfaces, drawers and butler sink with swan neck mixer tap over. Integrated four ring induction hob, electric oven with grill, cooker hood extractor, washing machine, dishwasher and fridge/freezer. 'Milan' style radiator. Wood laminate flooring.

First Floor Landing

10'3 x 7'11 (3.12m x 2.41m)

Large storage area beneath staircase. Wood laminate flooring. Doors to bedroom one and bathroom. Staircase to second floor and window seat.

Bedroom

11'10 x 10'3 (3.61m x 3.12m)

uPVC double glazed sash window to front. Exposed brick feature fireplace. Double radiator. Wood panelling to feature wall.

Bathroom

8'10 x 5'7 (2.69m x 1.70m)

uPVC double glazed window to rear with obscured glass. Double length shower cubicle, vanity unit with inset wash hand basin and low flush WC. Victorian style radiator/towel rail combination. Tiled floor.

Window Seat

uPVC double glazed window to rear aspect. Fitted wall cupboard.

Second Floor Short Landing

Door to:

Study

13'2 x 10'3 (4.01m x 3.12m)

Velux double glazed window to rear. Wood laminate flooring. Under-eaves storage. Radiator.

EXTERIOR

Rear Garden

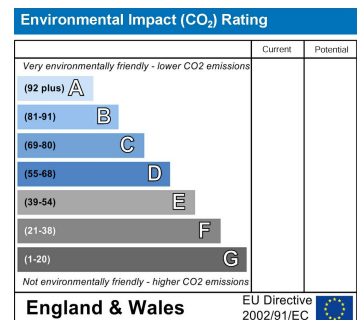
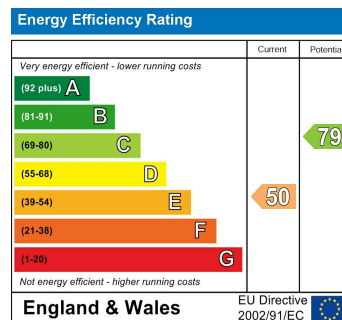
80' (24.38m)

Good sized decked area gives way to lawn with sleeper enclosed barked borders. Timber storage shed with light and power.

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 Certificate



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