

Jonathan Hunt

ESTATE AGENCY

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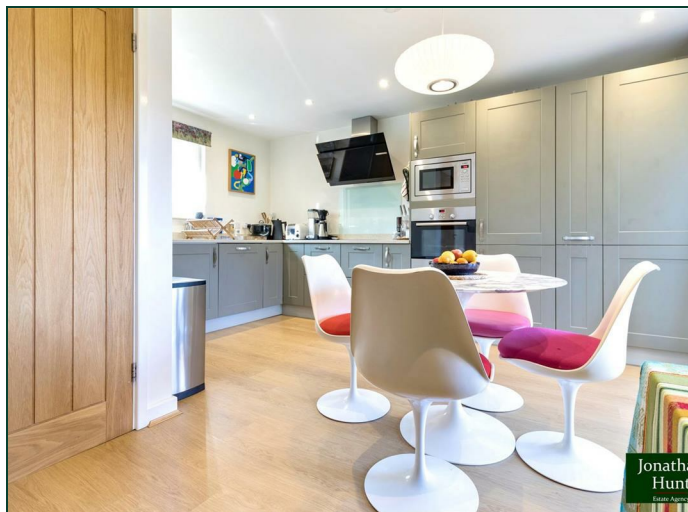
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Anvil Cottage Cottered, Buntingford, SG9 9PS

Asking Price £675,000

Anvil Cottage Cottered, Buntingford, SG9 9PS

Set in a charming, old-world setting yet built with all the benefits of modern efficiency, this well-designed home offers the best of both worlds. The ground floor begins with a welcoming entrance hall leading into a bright 22ft dual-aspect lounge/dining room, complete with an open fireplace and doors opening to the garden. The dual-aspect kitchen/breakfast room sits alongside, fitted with modern units and French doors to the rear, and the convenience of a ground-floor cloakroom completes the layout. Upstairs, the master bedroom has its own en-suite, supported by two further double bedrooms and a family bathroom. With efficient heating, excellent insulation, underfloor heating throughout, a private garden that wraps around both sides of the house, and tandem parking for two cars, it is a stylish, efficient, and well-finished home in a peaceful, traditional setting.



ENTRANCE HALL

LOUNGE 24'8" x 10'11" (7.54 x 3.34)

KITCHEN/DINER 15'7" x 12'4" (4.75 x 3.78)

CLOAKROOM

PRINCIPAL BEDROOM 11'2" x 11'1" (3.41 x 3.38)

EN-SUITE 7'6" x 3'4" (2.3 x 1.04)

BEDROOM TWO 14'7" x 9'4" (4.45 x 2.87)

BEDROOM THREE 12'8" x 9'1" (3.88 x 2.79)

BATHROOM 9'4" x 5'8" (2.86 x 1.74)

Agents Notes

Recent Improvements to the property include:

- fly screens throughout including on the patio doors and Velux window
- triple glazing by Selectaglaze on all windows except rear facing living room;
- air conditioner in home office/third bedroom
- water softener installed
- fence along driveway replaced, raised, improved
- driveway resurfaced
- hard standing placed under shed
- insulated tunnel built around kitchen extractor
- new kitchen extractor installed in 2024
- chimney cap fitted
- front door, fence and door canopy recently stained and varnished



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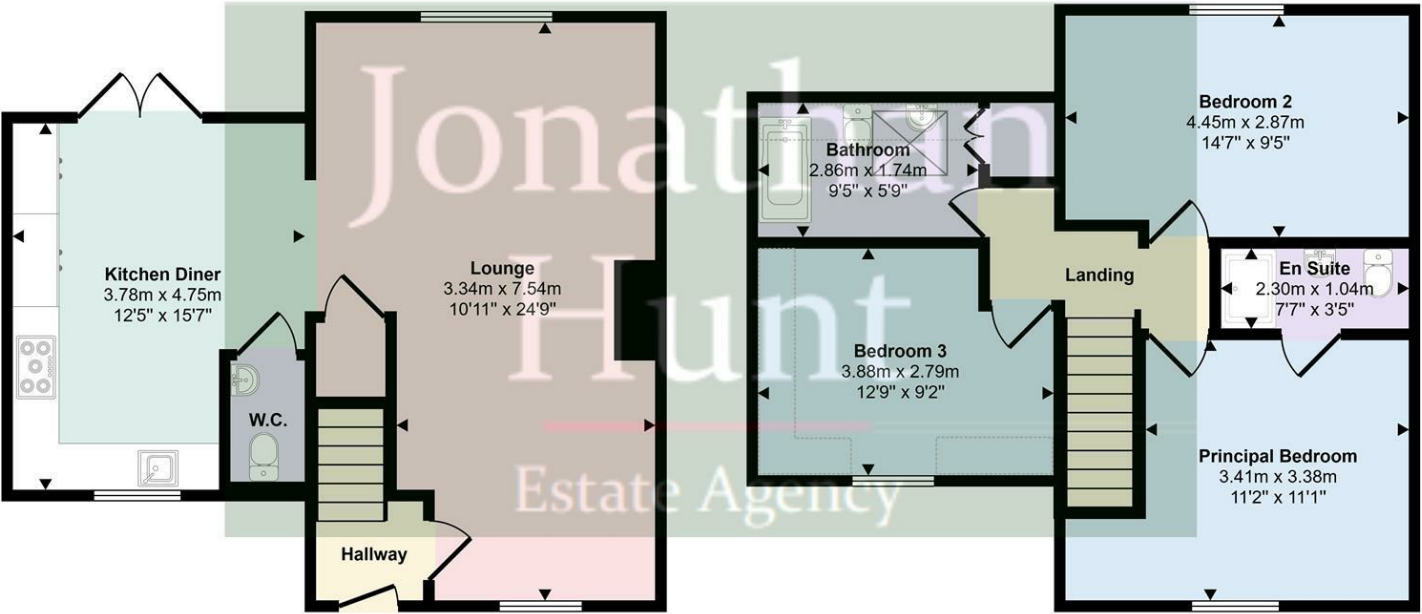
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Approx Gross Internal Area
104 sq m / 1125 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 53 sq m / 566 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	