

Jonathan Hunt

ESTATE AGENCY

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Anvil Cottage Cottered, Buntingford, SG9 9PS

Asking Price £675,000

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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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