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The Hollies, Hare Street, Nr Buntingford, Herts

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Price Guide £725,000

This beautifully presented four-bedroom home extends to approximately 2,123 sq ft. Designed with modern family living in mind, the heart of the home is the spacious open-plan kitchen, dining and living area, enhanced by a striking sky lantern that floods the space with natural light. Underfloor heating runs throughout the ground floor, while a separate lounge provides a more intimate setting for relaxation. An additional reception room offers the flexibility to be used as a fifth bedroom, playroom or family room, complemented by a dedicated study, utility room and ground floor cloakroom.

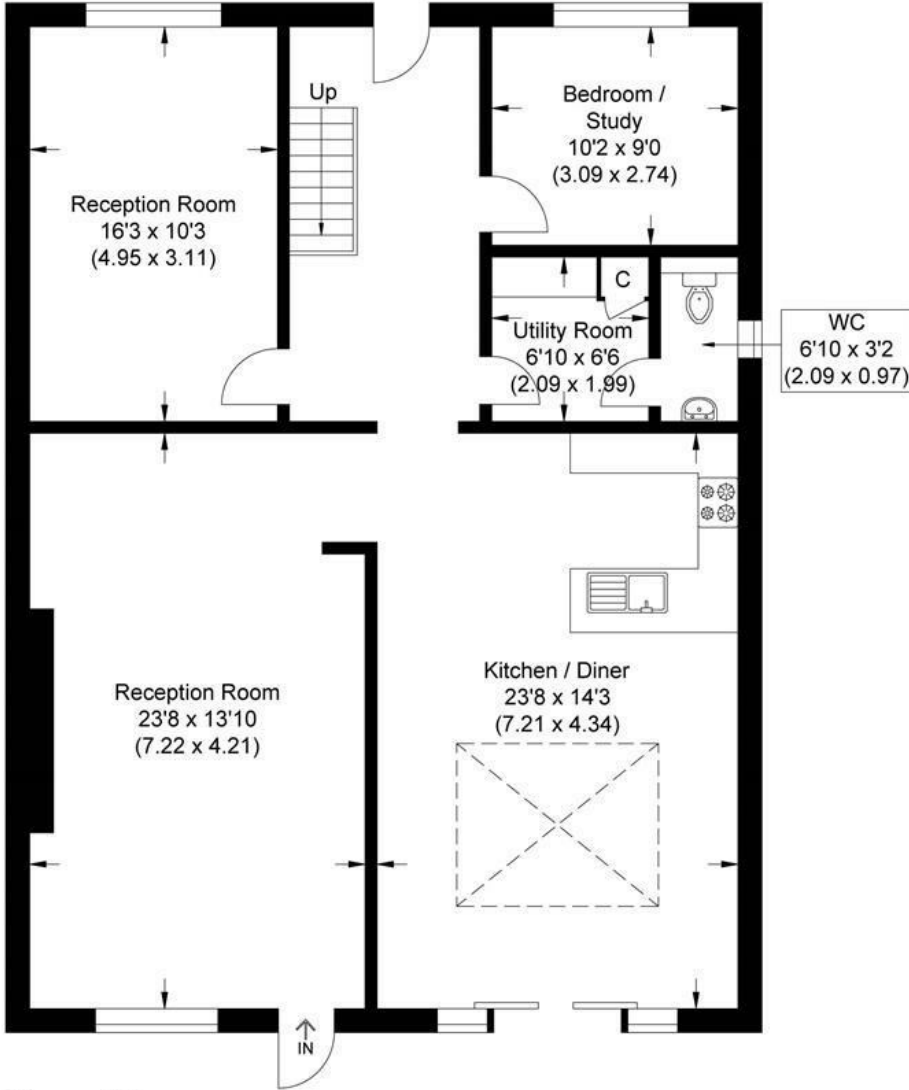
Upstairs, the generous principal bedroom benefits from a dressing area and a stylish ensuite shower room. Each of the remaining bedrooms features its own walk-in wardrobe, providing excellent storage throughout.

Externally, the property offers a driveway with parking for up to four vehicles. Situated in a sought-after village location, it is just a short walk from the local pub and enjoys the best of village living. High ceilings throughout further enhance the feeling of light and space, completing this exceptional family home.

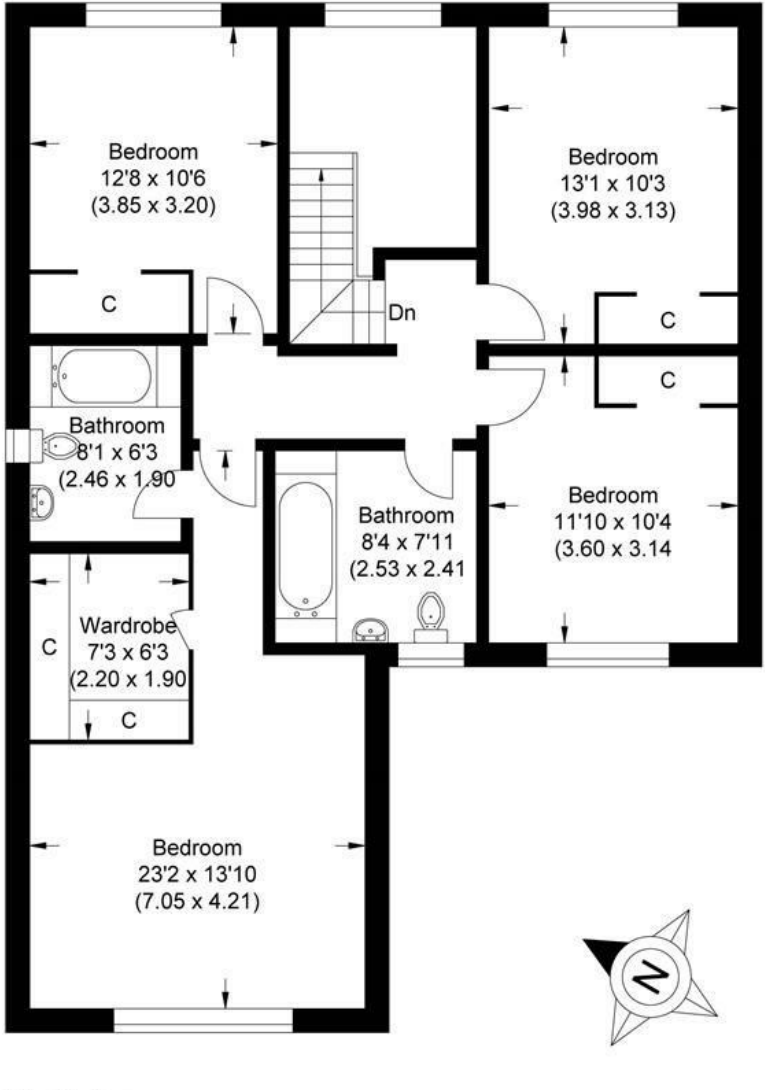
- 2,123 sq ft four-bedroom home
- Two further reception rooms (one could be a bedroom 5)
- Master bedroom suite that includes a dressing room and large en suite shower room
- 3 further bedrooms on the first floor
- Good size rear garden plus two parking spaces to front and two to rear
- Stunning kitchen/dining room with a partly vaulted ceiling
- Convenience of a utility room and cloakroom
- Family bathroom with jacuzzi bath
- Electric central heating, underfloor to the ground floor and radiators to the first floor
- NO CHAIN - Seller is moving abroad



Approximate Gross Internal Area
197.24 sq m / 2123.07 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.



Vaulted Hall

High window to front.

Study

Window to front.

Playroom/2nd Reception Room/Bedroom 5

Large window to front.

Utility Room

Cupboard housing the Electric boiler and the pressure system. Plumbing for automatic washing machine. Door to:

Cloakroom

Low flush WC with concealed cistern. Vanity wash hand basin with mixer tap, splashback tiling plus tiling to floor and one wall.

Kitchen/Breakfast Room

Kitchen Area

Excellent range of wall and floor units with built in double oven, fridge freezer, and dishwasher. Attractive white work surfaces with splashback tiling to one side., shaped in single drainer with single basin sink unit and mixer tap. Built in hob with extractor above. The work surface extends extensively to provide a large breakfast bar, room enough for bar stools to the rear.

Dining Area

A vaulted room with sky light. Double set of sliding doors lead to the patio. Opening leads to:

Main Lounge

Half glazed door to rear and window to rear.

Galleried Landing

Access to loft.

Master Bedroom Suite

Large window to rear. Large double radiator.

Dressing Room

Range of full height hanging and storage units.

Ensuite Shower Room

Large double shower unit with glass sliding doors. Dump shower head and hand held unit. Vanity wash hand basin. Low level WC with concealed cistern. Part tiled surrounds. Heated towel rail. Electric shaver point. Window to rear.

Bedroom 2

Window to front. Good size alcove/cupboard. Double radiator.

Bedroom 3

Window to rear. Good size alcove/cupboard. Double radiator.

Bedroom 4

Window to front. Large alcove/cupboard. Double radiator.

Family Bathroom

Large Jacuzzi bath, also with hand held showering unit. Vanity wash hand basin with mixer tap. Low flush WC with concealed cistern. Part tiled walls and tiled floor. Heated towel rail. Electric shaver point.

OUTSIDE

Front Garden

Pathway leads to front door with oak beamed porch above. Lawns to the left of the path. Hedge border to the right leads to parking for 2 cars. To the right of the property there is a communal drive that leads to a further two parking bays for this property next to and at the rear of the back garden.

Rear Garden

Large patio area directly behind with steps leading up to the raised lawn. Fencing to all sides. Gate to side.

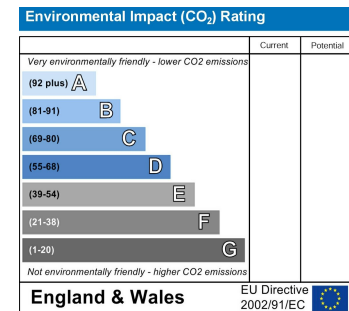
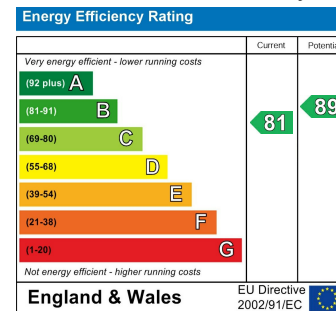
Agents Note

Loft un-boarded with light.

Electric central heating, underfloor to the ground floor and radiators to the first floor.

Parking

The property benefits from a front driveway providing parking for one vehicle, along with two additional parking spaces to the rear. A dropped kerb is scheduled for installation by the end of February 2026, and the front driveway will be re-tarmacked.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.









