



Elliot Heath
ESTATE AGENTS

The Old Smithy, Hare Street
Guide Price **£600,000**

The Old Smithy

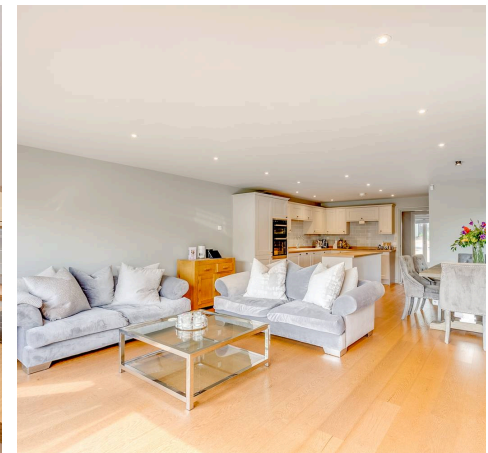
Hare Street, Buntingford

Detached, contemporary 'barn style' property in village location. Immaculate, high standard finishes. Open plan living, bi-fold doors, fully fitted kitchen. Two/three beds, en-suite, additional bathroom. Landscaped garden, gated driveway. Call Elliot Heath on 01920 293333. Council Tax band: E

Tenure: Freehold

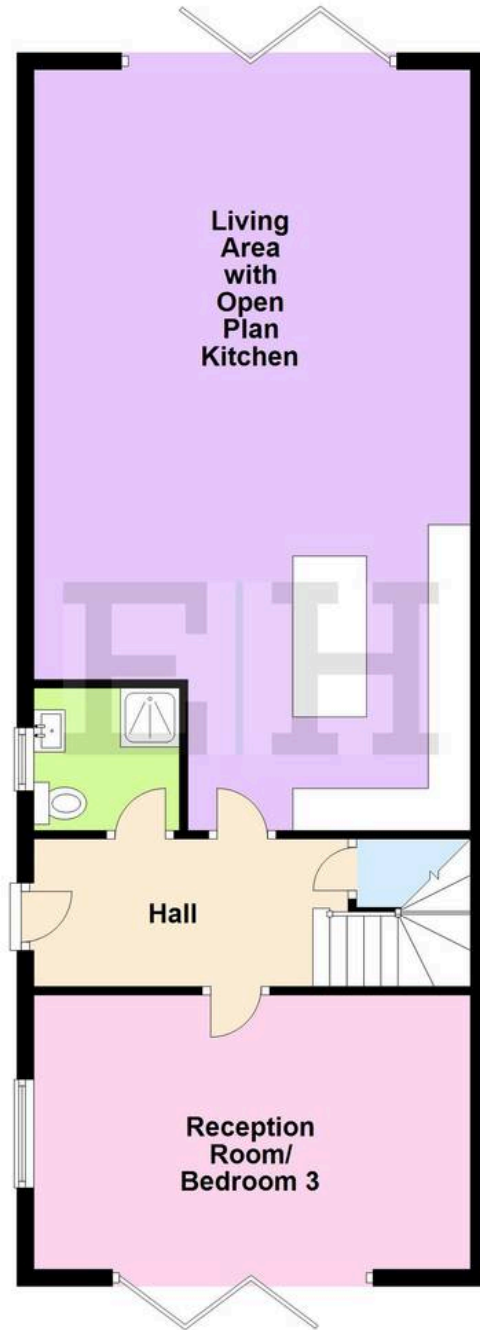
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



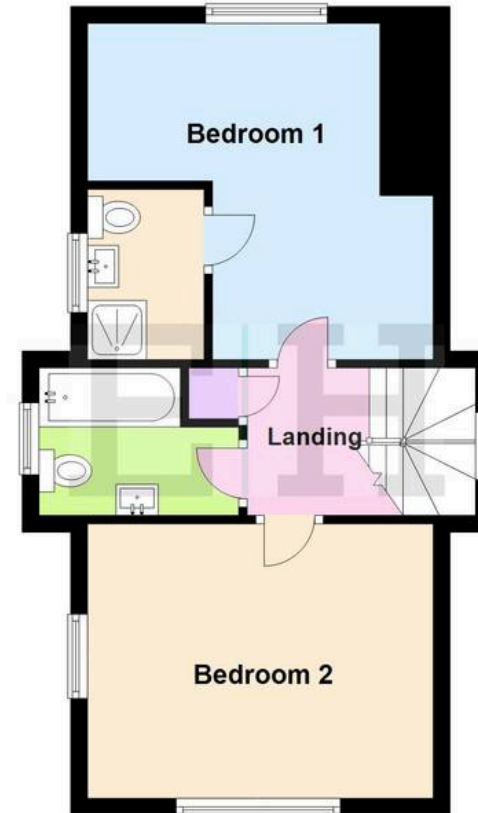
Ground Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

Accommodation

Feature front door (to the side), with sidelight window into:

Entrance Hallway

(Under floor heating throughout the ground floor), engineered oak wood flooring, under stairs storage cupboard, inset down lighters, stairs to first floor accommodation and doors to:

Ground Floor Shower Room

With double glazed opaque window to side aspect. Fitted with a suite comprising corner shower cubicle, low flush w.c, wash hand basin, extraction fan, fully tiled, under floor heating and inset down lighters.

Reception Room/Bedroom Three

17' 7" x 10' 8" (5.36m x 3.25m)

With double glazed, 'Bi-folding' doors and window to side aspect, engineered oak wood flooring, inset down lighters.

Open Plan Living Area

29' 11" x 17' 3" (9.12m x 5.26m)

With double glazed, 'Bi-folding' doors across the back and window to side aspect, engineered oak wood flooring, inset down lighters.

Kitchen

Engineered oak wood flooring, fitted with a range of wall and base storage units with complementary wood work surface and ceramic sink with drainer unit. Built in double oven, four ring induction hob and extraction over, integrated fridge/ freezer, washing machine and dishwasher. Central island with wood work surface and units below, splash back tiles and inset down lighters.

First Floor Landing

With double glazed opaque window to side aspect, inset down lighters, carpet and doors to:



Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)

With double glazed window to rear aspect, wall mounted radiator, carpet and inset down lighters.

En Suite Shower Room

With double glazed opaque window to side aspect. Fitted with a suite comprising shower cubicle, low flush w.c, wash hand basin with cupboard under, heated towel rail, extraction fan, fully tiled, under floor heating and inset down lighters.

Bedroom Two

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

With full height, double glazed, opaque windows to front aspect and 'Velux' window to side aspect, wall mounted radiator, carpet and inset down lighters.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower attachment, low flush w.c, wash hand basin with cupboard under, heated towel rail, extraction fan, fully tiled, under floor heating and inset down lighters.





REAR GARDEN

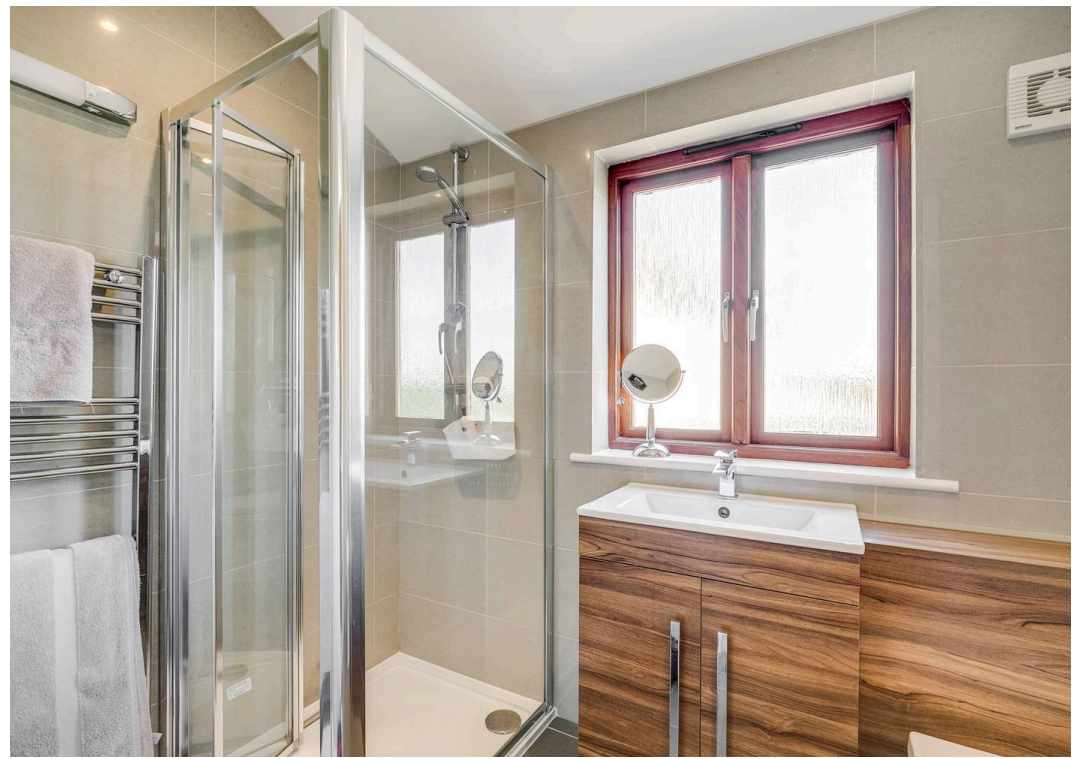
To the rear is a raised patio area which in turn steps down to the remainder, which is laid to lawn, panel fencing, outside lighting and tap. Gated side access to front.

DRIVEWAY

6 Parking Spaces

Generous, gravel driveway to the front, with space for up to six vehicles, gated entrance.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk