

Lavender Cottage | 81 High Street | Buntingford | SG9 9AE

No Offers £499,995

Exceptional Grade II Listed three bedroom period cottage situated in the heart of Buntingford with the added advantage of a driveway and parking for two vehicles. On the ground floor the property offers two good size reception rooms and a re-fitted cottage style kitchen. On the first floor the master bedroom is accessed via a dressing area, the second bedroom has its own roll top bath and the refitted shower room has a quadrant cubicle with soaking shower head. This property is packed full of period detail including fireplaces, exposed timbers and bay windows. Benefits include gas fired central heating, private courtyard garden and a Rangemaster five ring gas fired cooking range.
AN INTERNAL VIEWING IS HIGHLY RECOMMENDED !







CHRIS DELLAR
PROPERTIES
Your estate agent

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Front Door
Solid wooden door to:

Sitting/Dining Room
17'1 x 11'2 (5.21m x 3.40m)
Bay window to front. Period fireplace with high mantel piece, contains log burner on original hearth. Double radiator. Exposed timbers. Latch door leading to staircase to first floor. Wooden floorboards. Understairs storage. Opening to:

Lounge
13'9 x 11'6 (4.19m x 3.51m)
Window to side. Radiator. Exposed beams. Understairs storage. Door to:

Refitted Kitchen
14'1 x 9'6 (4.29m x 2.90m)
Window to rear. Range of wall & base units incorporating work surfaces, drawers, display cabinets and single bowl sink unit with swan neck mixer tap. Rangemaster gas fired cooking range comprising five ring burner, fan assisted oven, second oven and separate grill, with extractor fan above. Integrated dishwasher and plumbing for washing machine. Exposed brick recess for fridge/freezer. Double radiator. Storage cupboard containing gas fired boiler. Pantry cupboard. Tiled floor. French doors with full height side panel to rear garden.

Split Level First Floor Landing
Double radiator. Wooden floorboards. Latch & brace doors to bedrooms and bathroom.

Bedroom One
10'6 x 9'6 (3.20m x 2.90m)
Window to rear. Double radiator. Inset downlights. Opening to:

Dressing Area
11'6 x 7'2 (3.51m x 2.18m)
Window to side. Fitted wardrobes. Exposed timbers. Carpet. Radiator.

Bedroom Two
17'1 x 11'2 (5.21m x 3.40m)
Bay window to front with window seat. Period fireplace. Roll top bath with mixer tap and shower attachment on tiled floor. Exposed timbers and brickwork. Radiator. Wooden floorboards.

Bedroom Three
12'2 x 7'11 (3.71m x 2.41m)
Bay window to front. Exposed timbers. Radiator. Wooden floorboards.

Refitted Bathroom
Window to side with obscured glass. Quadrant shower cubicle with soaking & hand held shower heads. Vanity unit with inset wash hand basin. Low flush w/c. Extensive tiling to splashback areas. Heated towel rail/radiator. Wood panelling to dado height. Extractor. Loft hatch.

Private Courtyard Garden
Paved, with a flight of steps up to gated pedestrian access leading to two timber storage sheds and:

Driveway
Parking for two vehicles.

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
NB : There is no requirement for an Energy Performance as the property is Grade II Listed.







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