



47 Greenways | Buntingford | SG9 9EG

Asking Price £499,995

Very spacious four double bedroom family house with two large reception rooms, kitchen/breakfast room and utility room, a short distance from Edwinstree School and Freman College with off street parking to the front of the property and an en-bloc garage. This excellent home also benefits from a spacious reception hall and two bathrooms, one on the ground floor and a second on the first floor. A new gas fired boiler was recently installed serving heating and hot water. There are mature gardens to the front and rear, connected by a gated side passageway. An early viewing for this property is highly recommended which is being offered with NO UPPER CHAIN!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Reception Hall

8'2 x 7'7 (2.49m x 2.31m)

Radiator. Access to staircase leading to first floor. Doors to shower room/WC and:

Sitting Room

15'3 x 10'6 (4.65m x 3.20m)

uPVC double glazed bow window to front. Radiator. Understairs storage cupboard. Doors to utility room, kitchen/breakfast room and:

Lounge/Diner

21'8 x 11'1 (6.60m x 3.38m)

uPVC double glazed French doors with full height side panels. Exposed brick fireplace with wooden mantelpiece. Radiator.

Kitchen/Breakfast Room

12'6 x 10'10 (3.81m x 3.30m)

uPVC double glazed window to rear with views over garden. Shaker style wall and base units incorporating roll top work surfaces, drawers and one & a half bowl single drainer sink unit. Space and gas point for gas cooker. Space for fridge/freezer. Integrated dishwasher. Radiator. uPVC double glazed door to rear garden.

Shower Room/WC

5'3 x 5'3 (1.60m x 1.60m)

uPVC double glazed window to front with obscured glass. Quadrant shower cubicle. Corner mounted pedestal wash hand basin. Low flush WC. Tiling to splashbacks. Ladder style radiator. Extractor fan. Inset downlights. Ceramic floor tiles.

Utility Room

12'6 x 6'7 (3.81m x 2.01m)

uPVC double glazed window to rear. Plumbing and space for washing machine. Roll top work surfaces. Wall mounted cupboard. Newly installed wall mounted gas fired boiler. uPVC double glazed door to side passageway.

First Floor Landing

Doors to bedrooms and bathroom. Access to boarded loft space with pull down ladder, light & power.

Bedroom One

15'2 x 11'7 (4.62m x 3.53m)

uPVC double glazed window to front. Radiator.

Bedroom Two

15'2 x 10'4 (4.62m x 3.15m)

uPVC double glazed window to front. Radiator. Single cupboard with small radiator.

Bedroom Three

11'0 x 8'7 (3.35m x 2.62m)

uPVC double glazed window to rear. Radiator.

Bedroom Four

8'10 x 7'7 (2.69m x 2.31m)

uPVC double glazed window to rear. Radiator.

Family Bathroom

7'9 x 7'7 (2.36m x 2.31m)

uPVC double glazed window to rear with obscured glass. Suite comprising enclosed bath with shower over and folding shower screen, pedestal wash hand basin and low flush WC. Tiling to splashbacks. Ladder style radiator. Electric shaver point. Extractor. Ceramic floor tiles.

EXTERIOR

Front Garden

Enclosed by neatly cut hedge rows, this mature garden offers a lawn, shrubbed border, garden tap and:

Block Paved Driveway

Parking for one vehicle.

Rear Garden

52'0 (15.85m)

Good size patio gives way to lawn with shaped shrubbed borders and a small number of mature trees. Also timber storage shed, weather proof electric socket, lighting and garden tap. Gated concrete side passage back to front garden and parking.

En-Bloc Garage

Located further into the development. With up & over door.

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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