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5 Stocking Hill, Cottered, Buntingford, Hertfordshire, SG9 9PY

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Asking Price £320,000

Located within a small and private community of just ten bungalows, this two-bedroom end-terraced property offers a rare opportunity to purchase a peaceful home in a highly regarded rural setting. Enjoying a secluded position with attractive countryside views, the bungalow is ideal for those seeking a quiet retreat while remaining within easy reach of local amenities.

The accommodation comprises a spacious living area, conservatory with pleasant outlooks, fitted kitchen, two bedrooms, large bathroom and separate wc. The property would benefit from light refurbishment throughout, providing excellent potential for improvement and personalisation.

Externally, the bungalow enjoys private garden areas to rear and side, perfect for outdoor relaxation or entertaining, along with casual off-road parking. The property is also serviced with an allocated garage for additional storage. The property is conveniently located just a five-minute drive from a range of shops, services, and transport links.

- Ideal for a peaceful retreat
- Large loft with timber pull down steps
- End terrace with rear courtyard and side patio
- Secluded community of 10 bungalows
- Light refurbishment opportunity
- Allocated garage
- Offered chain free
- Approximately 5 minutes' drive to local amenities
- Quiet, well-regarded village location
- Countryside views

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Approximate Gross Internal Area  
77.11 sq m / 830.0 sq ft  
(Excludes Garage)

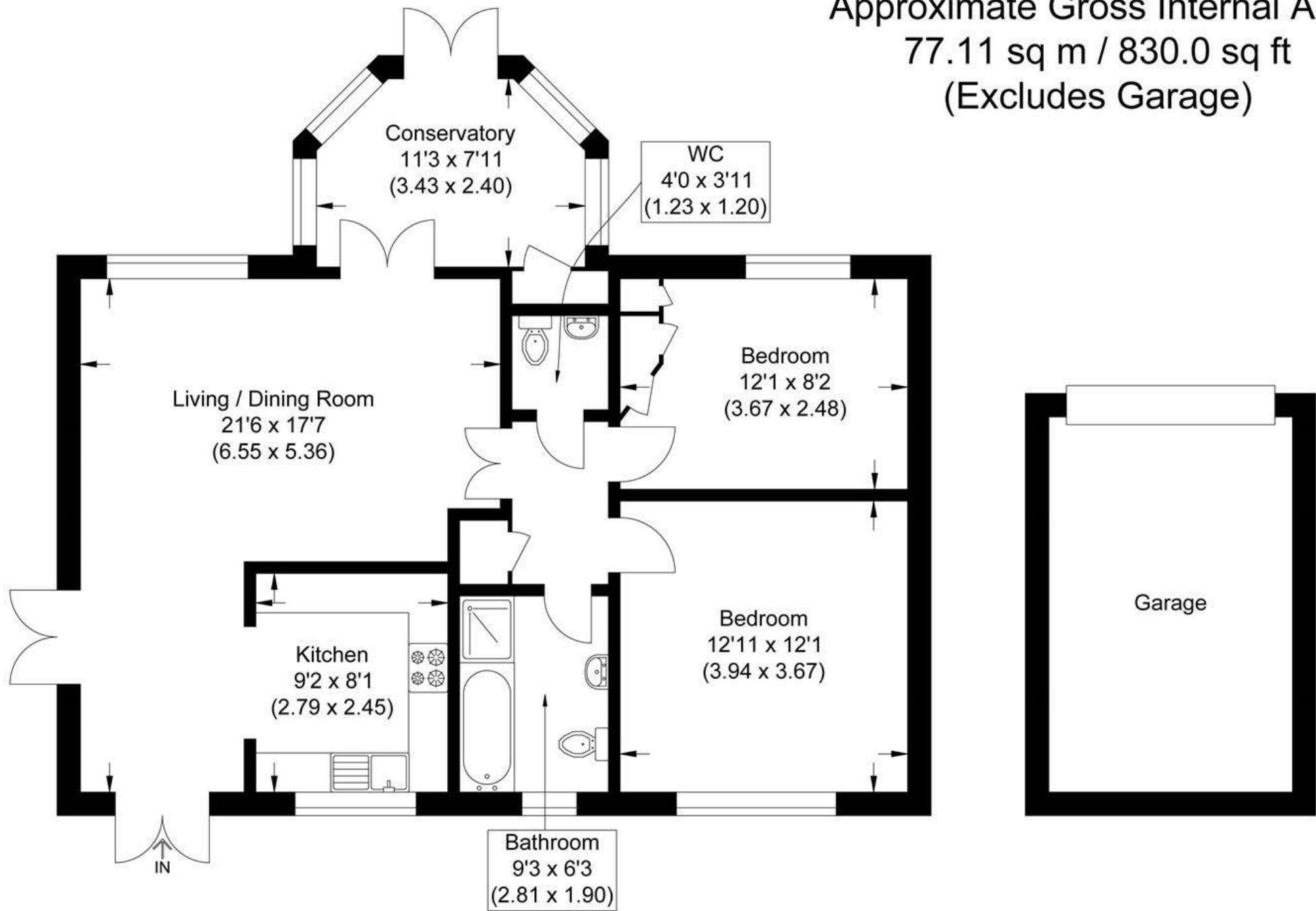


Illustration for identification purposes only, measurements are approximate, not to scale.

### External

Paved path leading to front entrance, grassed area to front aspect. Wrap around patio to side leading to rear courtyard.

### Entrance

uPVC double glazed conservatory with French doors, tiled floor, two light fittings, radiator, storage cupboard with meters, double French doors leading to:

### Living Room

Fitted carpet, 4 wall lights, electric heater, radiator, French doors to hallway, uPVC double glazed window to front aspect. Opening to:

### Dining Area

Fitted carpet, light fitting, uPVC double glazed French doors to both side and rear aspects. Opening to:

### Kitchen

Tiled floor, 2 light fittings, built in AEG oven/grill, built in AEG microwave, range of white wall and base units. One and a half sink with mixer tap, white worktops with half tiled walls surrounding. 4 ring electric hob with extractor fan over. Built in appliances including Miele freezer with three drawers, Bosch three draw fridge and Miele washing machine. uPVC double glazed window to rear aspect

### Hallway

Fitted carpet, loft access, light fitting, airing cupboard with fitted water softener.

### WC

Fitted carpet, extractor fan, white suite comprising hand basin with separate hot and cold taps and low level wc,

### Bathroom

Fitted carpet, extractor fan, white suite comprising low level bath with mixer tap and hand held shower, low level wc, white hand basin with separate hot & cold taps, radiator, half tiled walls, uPVC double glazed window to rear aspect, separate shower unit with glass door.

### Bedroom 1

Fitted carpet, light fitting, built in wardrobes, radiator, uPVC double glazed window to rear aspect

### Bedroom 2

Fitted carpet, light fitting, built in wardrobe, radiator, uPVC double glazed window to front aspect

### Agents Notes

Council tax band E - £2,798.05 p.a. (subject to change)


Large loft space with ladder

No service charge

Allocated garage

Re: Water Bill: The collective water usage of all 9 properties is measure by one meter, the bill is then divided equally.

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   | <b>54</b>                  |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |









