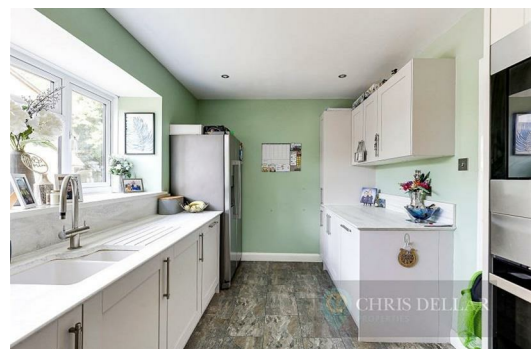




66 Downhall Ley | Buntingford | SG9 9JT

Asking Price £415,000

Excellent family house extended on the ground floor to provide two sizeable reception rooms, a spacious kitchen/breakfast room and re-fitted downstairs cloakroom/WC. On the first floor there are three bedrooms and an attractive family bathroom. The house has a very contemporary feel throughout with smooth ceilings, modern lighting & gas fired central heating. Externally there are gardens to front and side and a low maintenance south facing rear garden with two timber storage sheds and a carport with light and power. An early viewing is highly recommended!



CHRIS DELLAR
PROPERTIES

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Storm Porch

Courtesy light. Composite front door to:

Reception Hall

Radiator. Wood laminate floor covering. Inset downlights. Door to downstairs cloakroom and:

Lounge

14'11 x 9'6 (4.55m x 2.90m)

Radiator. Deep understairs storage cupboard. Turning staircase to first floor landing. Karndean floor covering. Inset downlights. Archway to:

Dining Room

11'4 x 8'5 (3.45m x 2.57m)

uPVC double glazed French doors to rear garden. Double radiator. uPVC double glazed window to side. Karndean floor covering. Inset downlights.

Kitchen

14'9 x 8'2 (4.50m x 2.49m)

uPVC double glazed window to side. Wickes wall & base units incorporating work surfaces, large drawers and one & half bowl sink unit with swan neck mixer tap over. Integrated electric oven with grill, microwave and four ring gas hob with extractor hood over. Space & plumbing for washing machine. Space for American style fridge/freezer. Electric skirting heater. Vinyl floor covering.

Downstairs Cloakroom/WC

uPVC double glazed window to front with obscured glass. Modern suite comprising vanity unit with inset wash hand basin and low flush WC. Ceramic tiling to dado height. Radiator/towel rail combination. Extractor.

First Floor Landing

Airing cupboard containing lagged cylinder, linen shelving and immersion. Access to loft space with light & power connected. Doors to bedrooms and bathroom.

Bedroom One

14'9 x 10'6 (4.50m x 3.20m)

uPVC double glazed window to side. Radiator.

Bedroom Two

9'6 x 6'4 (2.90m x 1.93m)

uPVC double glazed window to rear. Radiator.

Bedroom Three

9'2 x 8'4 (2.79m x 2.54m)

uPVC double glazed window to rear. Airing cupboard. Radiator.

Family Bathroom

6'11 x 5'7 (2.11m x 1.70m)

uPVC double glazed window to front with obscured glass. White suite comprising 'P' shaped panel enclosed bath with shower over and shower screen, vanity unit with inset wash hand basin and low flush WC. Ceramic tiling to walls. Fitted towel rail. Vinyl floor tiles. Radiator.

EXTERIOR

Front/Side Gardens

Mainly laid to lawn with pathway to front door. Brick-built storage cupboard situated close to front door, containing gas fired boiler, light & power connected. Wooden gate to rear garden.

South Facing Rear Garden

Fence enclosed. Large slabbed patio with remainder laid to lawn. Lighting and weatherproof electric sockets. Two timber storage sheds. Door to:

Carport

Light & power connected. Open loft providing storage.

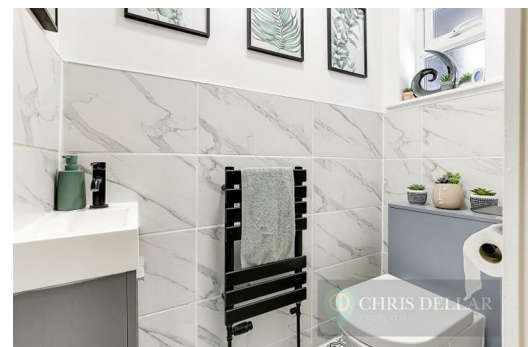
Disclaimer

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			
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