



£500,000

Norfolk Road, Buntingford

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## Norfolk Road, Buntingford, SG9 9AN

**\*\* NO UPWARD CHAIN \*\*** Keith Ian are delighted to offer for sale an individual Detached home, situated in a great central location ideal for schools and High Street facilities. The property comprises 3 Double Bedrooms, Entrance porch & hall, Downstairs Wc, Lounge/Diner, Kitchen, Study/playroom, En-suite Shower Wc, Family Bath Wc, Gas central heating, South facing rear garden, good off street parking to front.







**Entrance door to:**

**Entrance porch**

*Tiled floor, radiator, window to side. Door to:*

**Entrance hall**

*Wooden flooring, radiator, stairs to first floor. Door to:*

**Downstairs Wc**

*Comprising low level wc, wash hand basin, tiled floor, radiator, obscure glazed window to side.*

**Lounge/Diner**

*18'1" x 14'9"*

*Windows and French doors to rear garden, open fireplace, wooden flooring, 2 radiators, tv point.*

**Kitchen**

*15'7" x 7'1"*

*Fitted with a matching range of wall and base units with roll edge work surfaces, stainless steel single drainer sink unit & mixer tap, integrated oven and grill with 5 plate gas hob, plumbing for washing machine, tiled splash backs, tiled floor, radiator, breakfast bar, door to side exterior, domestic gas fired boiler.*

**Study / playroom**

*11' x 7'4"*

*Window to side, laminate flooring.*

**Stairs to first floor landing**

*Window to side, fitted carpet, radiator, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:*

**Bedroom One**

*16'3" x 9' < 12'9"*

*Bay window and further window to front aspect, built in wardrobes, fitted carpet, radiator.*





### **Bedroom Two**

11'10" x 14'9" x 9'2"

Window to rear aspect, built in wardrobes, fitted carpet, radiator. Door to:

### **En-suite Shower Wc**

Comprising enclosed shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled splash backs, laminate flooring, radiator, obscure glazed window to side.

### **Bedroom Three**

14'9" x 8'6"

Window to rear, fitted carpet, radiator.

### **Bathroom Wc**

3 Piece suite comprising panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, low level wc, tiled splash backs, laminate flooring, radiator, obscure glazed window to side.

### **Exterior**

South facing rear garden with paved patio area leading to lawn with shrub borders, timber shed, side pedestrian access.

front: Shingle and shrubbery area to corner, block paved frontage with good off street parking serves access to remainder of garage, ideal size for storing bikes & boxes.

### **Agents note**

Council tax band E £2,486.35 p/a (subject to change)

what3words: ///amounting.hills.youths







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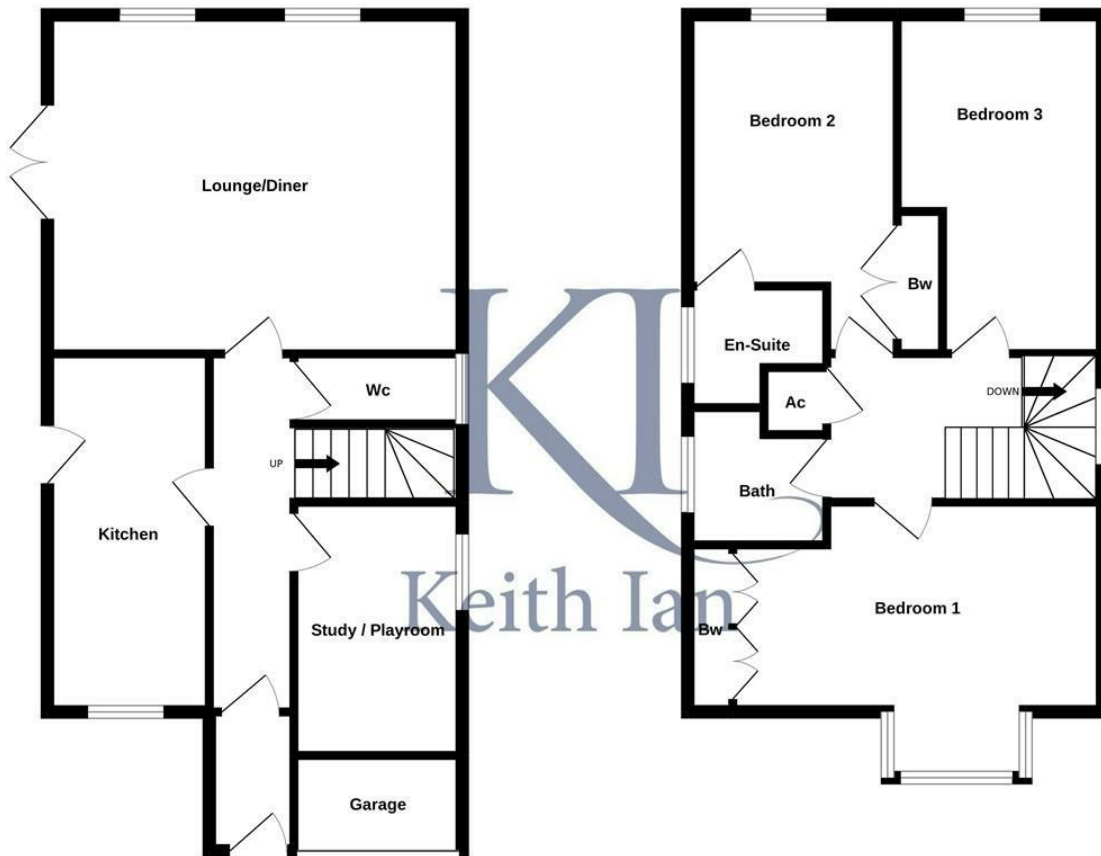






Ground Floor  
616 sq.ft. (57.2 sq.m.) approx.

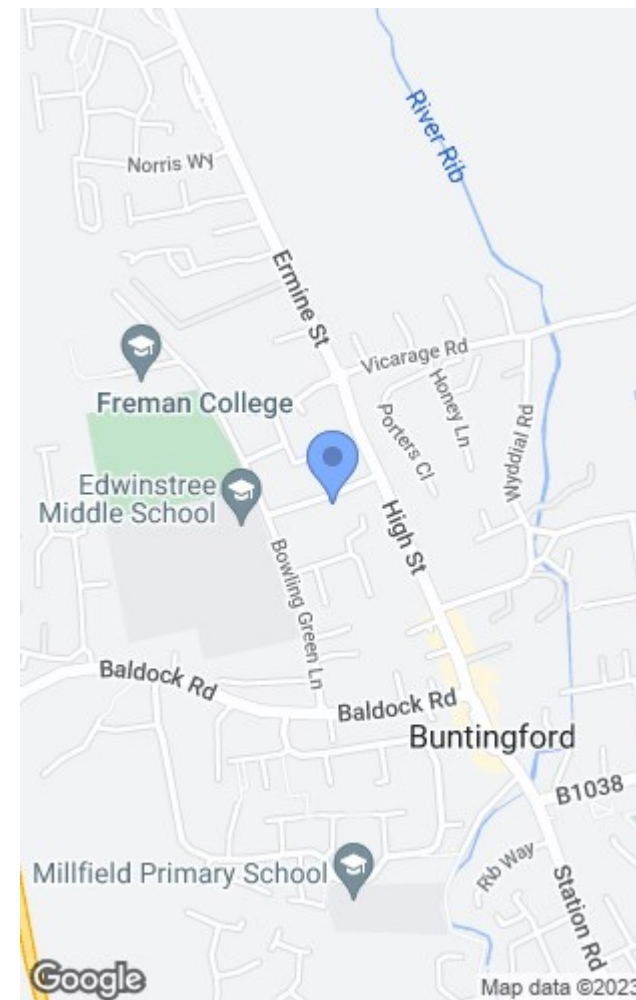
1st Floor  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



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	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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