



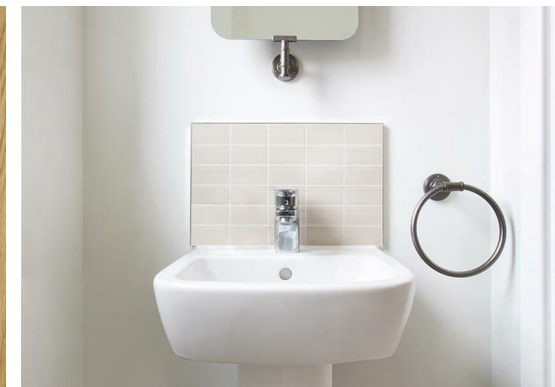
£500,000

KL Keith Ian
Stearn Way, Buntingford

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Stearn Way, Buntingford, SG9 9GH

Keith Ian are very pleased to offer for sale, a well presented recently constructed Semi Detached Family home situated towards the far end of a pleasant residential location. The property comprises 4 Bedrooms, Entrance hall, Downstairs Wc, 23ft Kitchen/Diner, Lounge, En-suite Shower Wc, Family Bathroom, Gas central heating, uPVC Double Glazing, Garage & driveway and NHBC warranty remaining.





Entrance door to:

Entrance hall

Laminate flooring, window to side, radiator, under stairs cupboard, stairs to first floor. Door to:

Downstairs Wc

Comprising low level wc, wash hand basin, tiled floor, radiator, obscure glazed window, extractor fan.

Lounge

19'7" x 11'

Windows to rear aspect, laminate flooring, 2 radiators, tv point, door to rear garden.

Kitchen/diner

23' x 11'9"

Fitted with matching range of wall and base units with granite work surfaces, inset 1 & 1/2 bowl sink unit and mixer tap, integrated oven and grill with 5 plate gas hob and stainless steel extractor hood fitted, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tiled splash backs, tiled floor, 2 radiators, bay window to front aspect.

Stairs to first floor landing

Fitted carpet, window to side, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

11'9" x 9'8" < 12'10"

Window to front aspect, fitted carpet, radiator, tv point. Door to:

En-suite Shower Wc

Comprising enclosed shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

Bedroom Two

11'9" x 11'1"

Window to rear aspect, fitted carpet, radiator, tv point.



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Bedroom Three

11'1" x 7'6"

Window to rear aspect, fitted carpet, radiator.

Bedroom Four

9'5" x 7'6"

Window to front aspect, fitted carpet, radiator.

Family Bathroom Wc

3 Piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

Exterior

West facing rear garden: Paved patio area leading to lawn, side pedestrian access.

Front: Lawn to front with shrubbery, driveway providing off street parking for 2 vehicles and serves access to:

Garage

Up & over vehicular door, power and light connected, eaves storage space.

Agents note

Council tax band: E £2,604.36 (subject to change)

Annual service charge for development: £237.60

what3words: ///sunk.audit.warblers



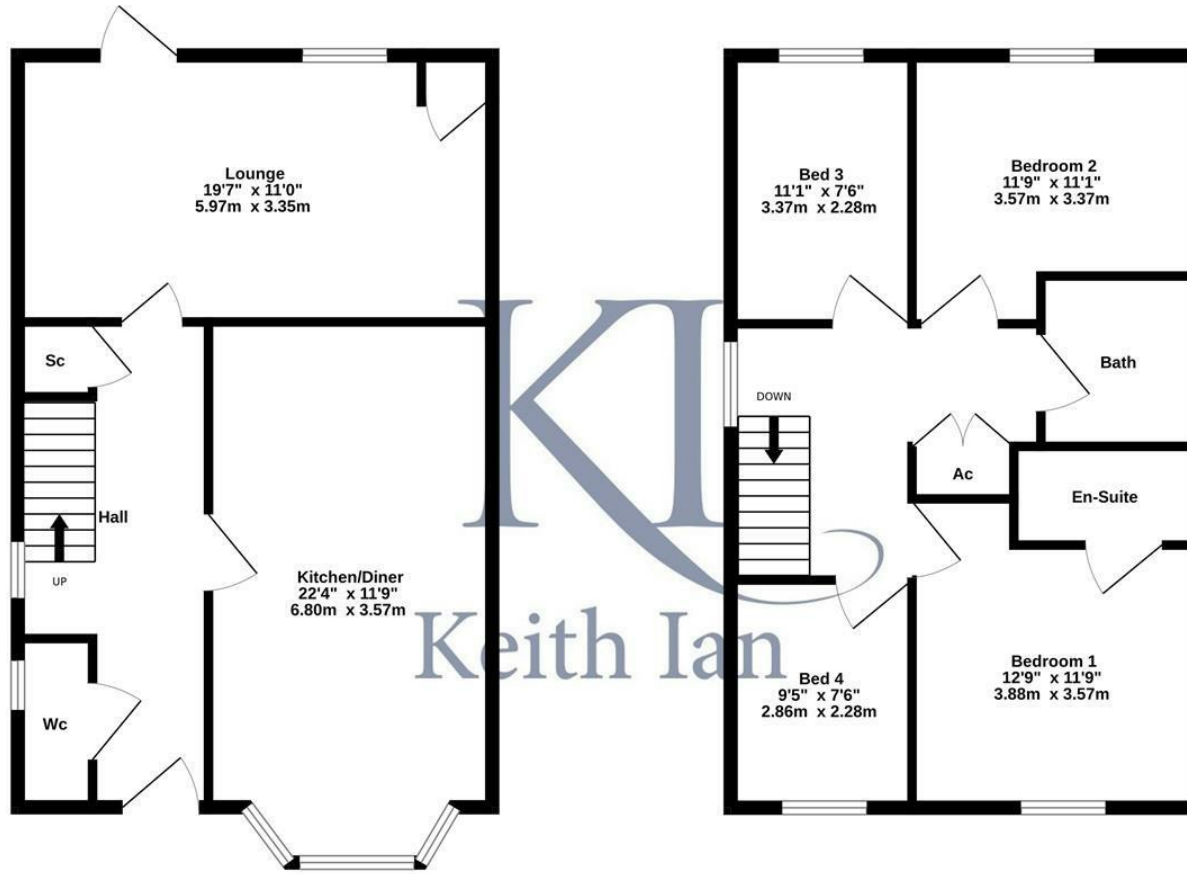


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Ground Floor
623 sq.ft. (57.9 sq.m.) approx.

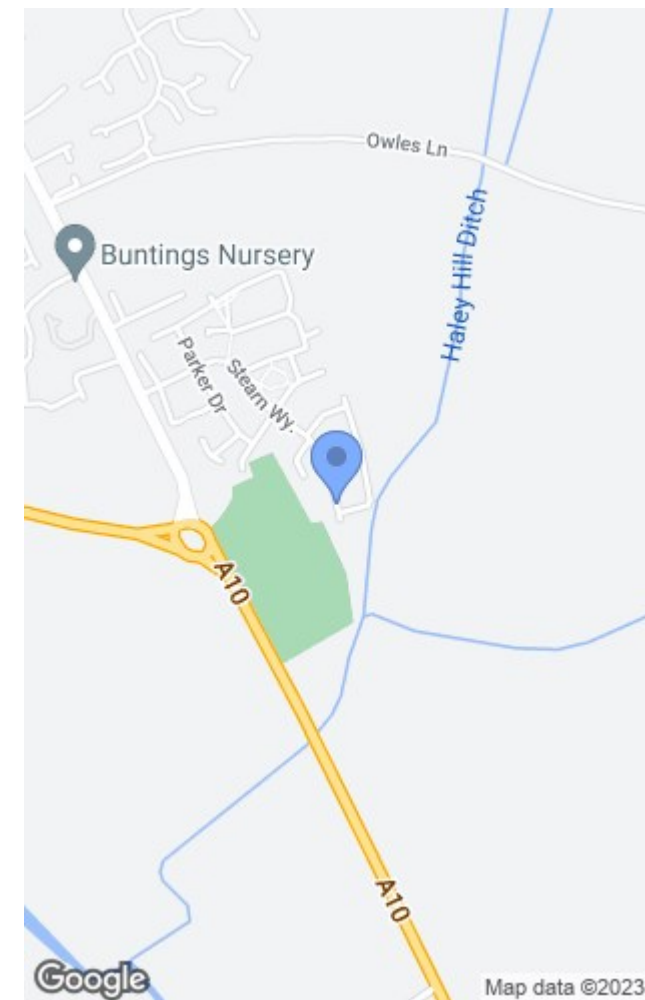
1st Floor
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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 | | | 93 |
| (81-91) B | | 84 | |
| (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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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