



£675,000

Snells Mead, Buntingford

KI



## Snells Mead, Buntingford, SG9 9JF

Keith Ian are delighted to offer for sale an EXTENDED Detached family home situated in a great position within a popular turning close to schools and high Street facilities. The property comprises 4/5 Bedrooms, Lounge, Dining room, uPVC Conservatory, Re-fitted Kitchen, Downstairs Shower Wc, Family Bathroom Wc, Gas central heating, uPVC Double glazed, Gardens to front, side & rear, Integral Garage and driveway with ample parking.







**Entrance door to:**

**Entrance hall**

Door to:

**Downstairs Shower Wc**

Comprising shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, obscure glazed window to front.

**Lounge**

19'8" x 20' reducing to 11'5"

Large window to rear aspect, log burning stove set into fireplace, engineered Oak flooring, sliding patio doors to rear garden, stairs to first floor. Door to:

**Dining room**

11'6" x 10'5"

Engineered Oak flooring, glazed doors to:

**uPVC Conservatory**

13'2" x 10'

Windows and doors to rear garden, tiled floor.



**Kitchen**

13'6" x 9'5"

Re-fitted with a matching range of contemporary wall and base units with work surfaces, sink unit with mixer tap, integrated oven and grill with 4 plate hob and stainless steel extractor hood, integrated dishwasher, window to front aspect, serving hatch, door to side exterior.

**First floor landing**

**Bedroom One**

16'5" x 9'10"

Window to rear aspect, fitted carpet.

**Bedroom Two**

13'6" x 9'9"

Window to rear aspect, fitted carpet, built in wardrobe.



### **Bedroom Three**

9'9" x 9'4"

Window to front aspect, fitted carpet.

### **Bedroom Four**

16'10" x 10'5"

Window to front aspect, fitted carpet. Door to EN-SUITE comprising shower cubicle with wall mounted shower, low level wc. Door from bedroom to:

### **Study / Bedroom Five**

10'4" x 7'9"

Accessed via Bedroom Four is this very handy study/play area that could potentially be used as an extra bedroom if required.

### **Bathroom Wc**

3 Piece suite comprising panel bath with mixer tap & shower attachment, wash hand basin, low level wc, obscure glazed window to front.

### **Exterior**

A particular feature of this property is the generous plot size with gardens to rear, side and front. Rear garden mainly laid to lawn with mature shrub borders, slate chipping seating area, timber shed, side section of garden is a very useful paved seating area with log store, front laid as shingle providing off street parking and access to GARAGE with up & over door, power and light connected.

### **Agents note**

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

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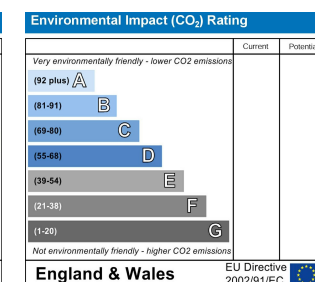
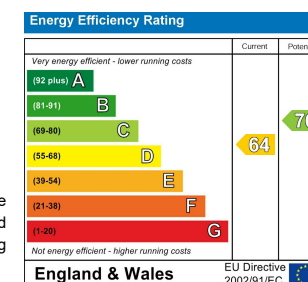
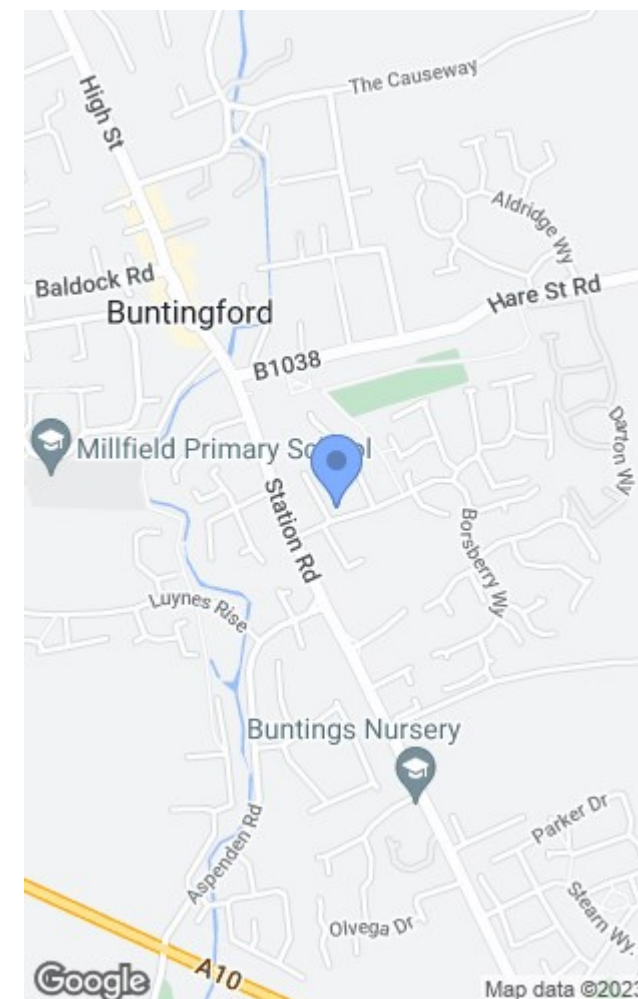






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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings 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 checked.

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