



£475,000

Meesden Green, Meesden

KI



## **Meesden Green, Meesden, SG9 0BB**

*Keith Ian are very pleased to bring to market an Extended Semi Detached property offering tremendous further potential, situated in a delightful rural setting which is both attractive and tranquil. The property comprises 3/4 Bedrooms, Sitting room, Dining/Family room, Kitchen, Lean-to style conservatory, G/floor Shower Wc, F/Floor Bathroom Wc, Oil fired central heating (newly fitted boiler & storage tank), Double Glazed windows, 100ft West facing rear garden, Ample parking space to front.*







**Entrance door to:**

**Entrance porch**

Laminate flooring, radiator. Door to:

**Dining/Family room**

19'6" x 12'1" reducing to 9'6"

Window to front aspect, fireplace, laminate flooring, 2 radiators. Door to:

**Sitting room**

19'7" x 11'

Dual aspect windows to front & side, fireplace, fitted carpet, 2 radiators, tv point.

**Kitchen**

17'3" x 6'5"

Fitted with wall and base units with work surfaces, stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, laminate flooring, window to side, door to lean-to style conservatory with sliding door to rear garden.

**G/Floor Shower room Wc**

Comprising shower cubicle with wall mounted shower, pedestal wash hand basin, low level wc, tiled walls, laminate flooring, obscure glazed window to rear.

**Stairs to first floor landing**

Fitted carpet, radiator, window to rear. Door to:

**Bedroom**

11' x 11' plus 2ft ward depth

Window to front aspect, fitted carpet, built-in wardrobes, radiator, airing cupboard housing hot water cylinder & shelving. Door to:

**Bedroom/Dressing room**

11' x 8'

Dual aspect windows to front and side, fitted carpet, radiator.



**Bedroom**

12'5" x 8'1"

*Window to rear aspect, fitted carpet, radiator.*

**Bedroom**

11'4 x 11'3"

*Dual aspect windows to side and rear, fitted carpet, radiator.*

**Bathroom Wc**

*3 Piece suite comprising panel enclosed bath with wall mounted shower, wash hand basin, low level wc, tiled walls, vinyl floor tiles, radiator, obscure glazed window to rear.*

**Exterior**

*West facing rear garden approximately 100ft in length, backing onto open countryside. Garden mainly laid to lawn with shrub border and timber shed, newly installed sewage system to comply with present regulations, newly installed oil storage tank serving central heating system. Side pedestrian access. Ample parking to front and pleasant outlook over green.*

**Agents note**

*Council tax band E £2,400.44 (subject to change)*

*what3words: ///scrap.ends.trophy*













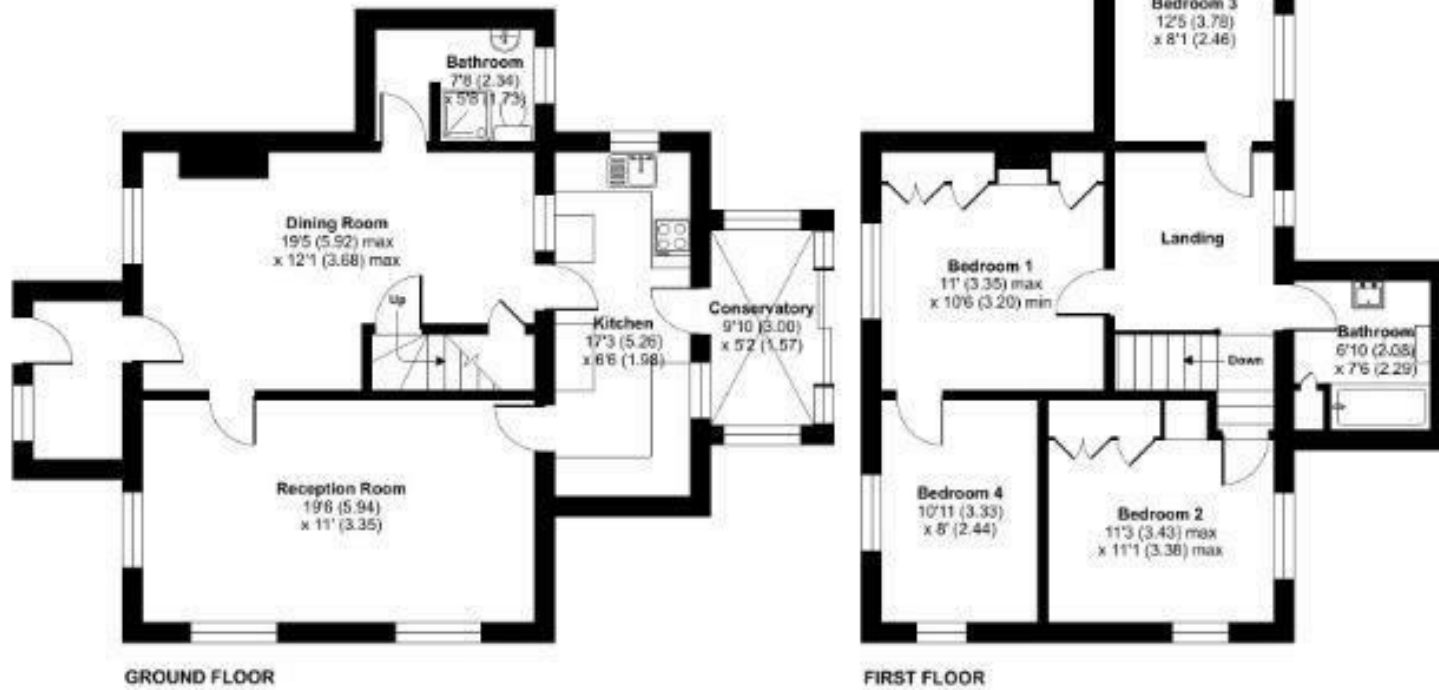




## Meesden Green, Meesden, Buntingford, SG9

Approximate Area = 1383 sq ft / 128.4 sq m

For identification only - Not to scale



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 <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	

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 checked.

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