



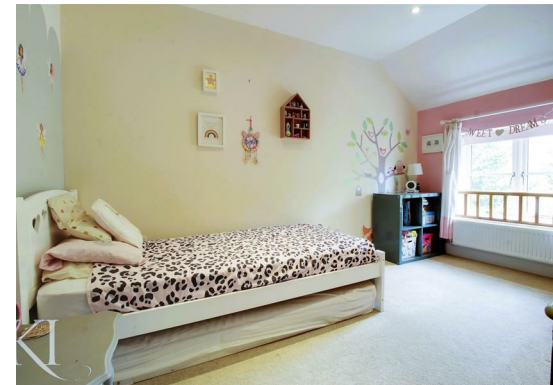
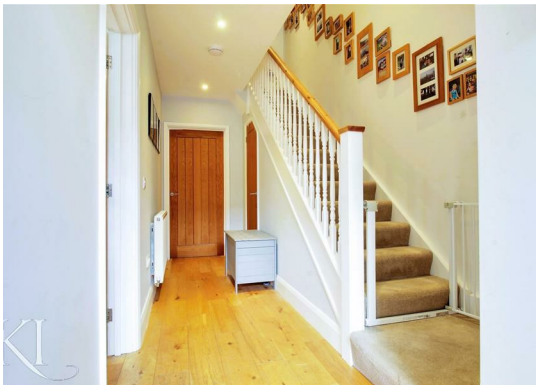
£515,000

Garden Road, Buntingford

KI

Garden Road, Buntingford, SG9 9HG

Keith Ian are delighted to bring to market a Beautiful property, one of only two built, situated in an enviable tranquil residential location, yet close to schools and High Street facilities. The Semi Detached property comprises 3 Bedrooms, Entrance hall, Downstairs Wc, Lounge with log burning stove, Kitchen/Diner, En-suite Shower Wc, Family Bathroom Wc, Gas central heating, Double glazed windows and Off Street Parking for 2/3 vehicles.





Entrance door to:

Entrance hall

*Engineered Oak flooring, radiator, under stairs cupboard, stairs to first floor.
Door to:*

Downstairs Wc

Comprising low level wc, pedestal wash hand basin, tiled splash backs, tiled floor, heated towel rail, window to front.

Lounge

17'1" x 13'8"

*Dual windows to rear aspect, fireplace with log burning stove inset, engineered Oak flooring, 2 radiators, tv point, French doors to rear garden.
Glazed double doors to:*

Kitchen/Diner

18'7" x 9'9"

Fitted with a matching range of Hi-gloss wall and base units with roll edge work surfaces, stainless steel single drainer sink unit & mixer tap, integrated oven and grill with 4 plate gas hob and extractor fan fitted, integrated slimline dishwasher, integrated fridge/freezer, plumbing for washing machine, tiled splash backs, engineered Oak flooring, radiator, window to front aspect, door to side exterior.

Stairs to first floor landing

Fitted carpet, access to loft via retractable loft ladder. Door to:

Bedroom One

14' x 13'7"

*Box bay window to front aspect, built in wardrobes, fitted carpet, radiator.
Door to:*

En-suite Shower Wc

Comprising Quadrant style shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.



Bedroom Two

12'5" x 8'8"

Window to rear aspect, fitted carpet, radiator.

Bedroom Three

8'9" x 12'6" x 8'

Window to rear aspect, fitted carpet, radiator.

Bathroom Wc

3 Piece suite in white comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.

Exterior

Rear garden: Paved patio area leading to lawn with shrub and tree borders, further paved area to corner with gazebo, timber shed, side pedestrian access.

Front: Block paved & shingle with off street parking for 2/3 vehicles.

Agents note

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

what3words: ///sketching.kebabs.handsets





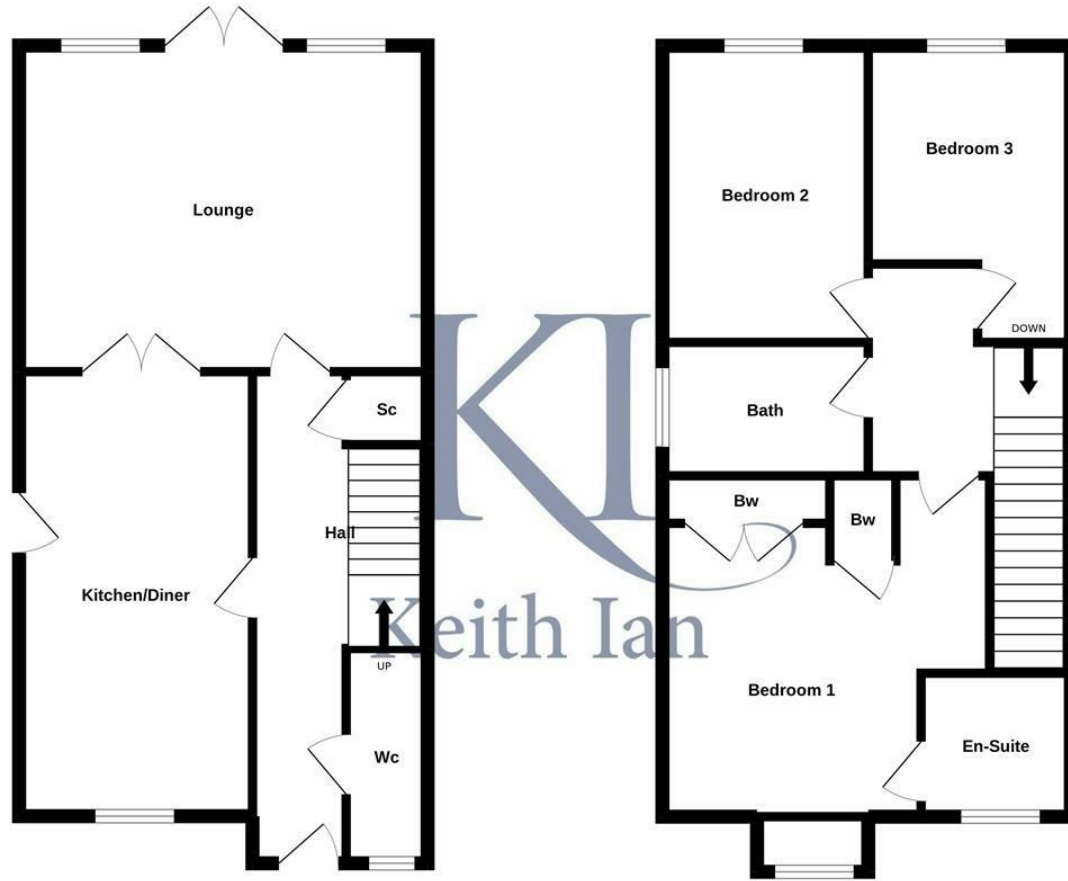
Monday	Tuesday	Wednesday	Thursday
Friday	Saturday	Sunday	Bank Holiday

VI



Ground Floor
566 sq.ft. (52.6 sq.m.) approx.

1st Floor
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA - 1129 sq.ft. (104.9 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 checked.



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			
(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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