



£510,000

Vicarage Road, Buntingford





## Vicarage Road, Buntingford, SG9 9BA

Keith Ian are pleased to offer an opportunity to purchase a 4 Bedroom semi detached home with **TREMENDOUS POTENTIAL TO EXTEND** (s.t.p.c.) in a corner position within cul-de-sac enjoying lovely country views. The property comprises 4 Bedrooms, Downstairs Wc, Lounge/Dining room, Kitchen/Breakfast room, Bathroom Wc, Gas central heating, uPVC Double glazed windows & doors, Solar panels, Garage & Off street parking for 3 vehicles and within easy walking distance of High Street facilities and schools.







**Entrance door to:**

**Entrance hall**

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

**Downstairs Wc**

*Comprising low level wc, wash hand basin, laminate flooring, radiator,  
obscure glazed window.*

**Lounge/Dining room**

*22' x 10'*

*Window to front aspect, fitted carpet, fireplace with electric fire inset, 2  
radiators, tv point, sliding patio doors to rear garden.*

**Kitchen/Breakfast room**

*15'7" x 10'8" reducing to 9'10"*

*Fitted with a matching range of wall and base units with roll edge work  
surfaces, single bowl sink unit & mixer tap, integrated oven and grill with 4  
plate gas hob and extractor fan fitted, integrated dishwasher, integrated  
fridge/freezer, plumbing for washing machine, tiled splash backs, tiled floor,  
radiator, window and door to rear garden.*

**Stairs to first floor**

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

**Bedroom One**

*13'2" x 10'10"*

*Window to front aspect, fitted carpet, radiator, storage cupboard housing gas  
fired boiler.*

**Bedroom Two**

*11' x 10'8"*

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

**Bedroom Three**

*10'5" x 9'1"*

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





### **Bedroom Four**

10'8" x 6'9"

Window to rear aspect, fitted carpet, radiator.

### **Bathroom Wc**

3 Piece suite comprising panel enclosed bath with mixer tap and wall mounted Aqualisa shower, wash hand basin, low level wc, tiled splash backs, vinyl floor covering, radiator, obscure glazed window to rear.

### **Exterior**

A particular feature of this property is the very generously sized fan-shaped west facing rear garden that sides on to open fields, with paved patio area leading to central lawn and mature shrub borders, further paved patio area to side, timber shed, outside water tap, side pedestrian access, security light.

Front: Tarmac driveway with off street parking for 3 vehicles serves access to:

### **Garage**

Up & over door, power and light connected.

### **Agents note**

Council tax band D £2,034.28 (subject to change)

what3words: ///cavalier.windmills.marathons











Keith Ian



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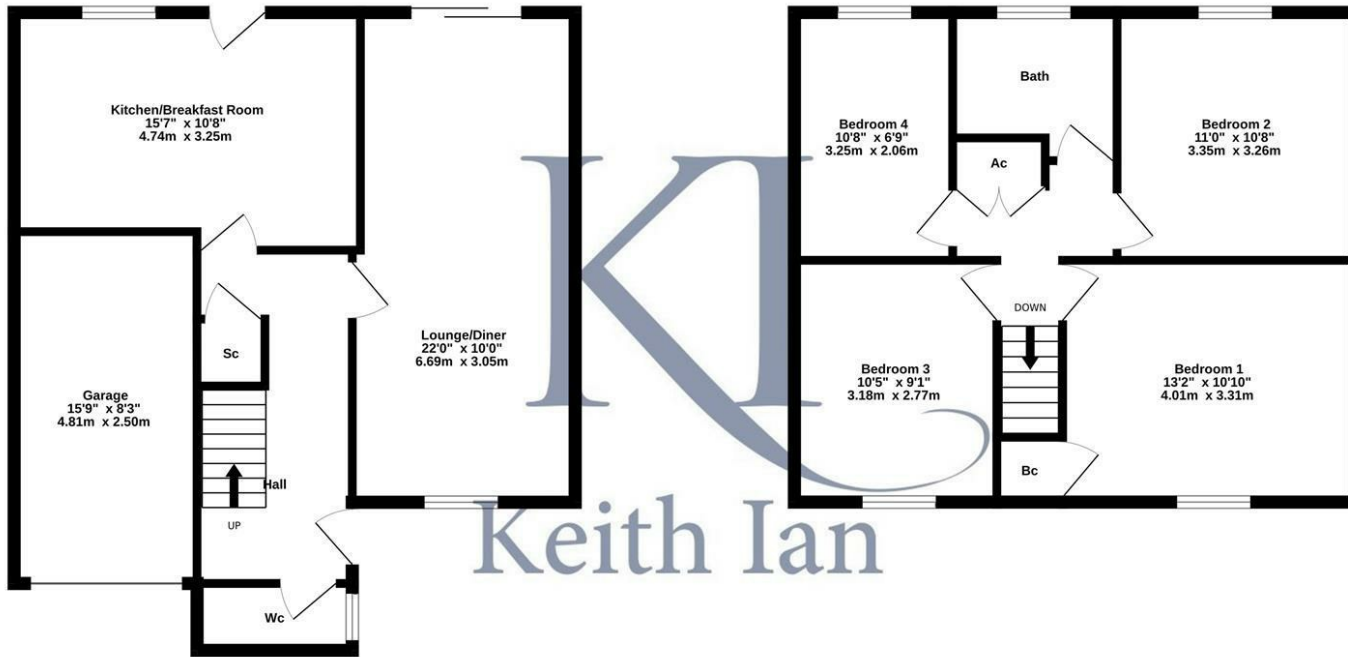






Ground Floor  
629 sq.ft. (58.5 sq.m.) approx.

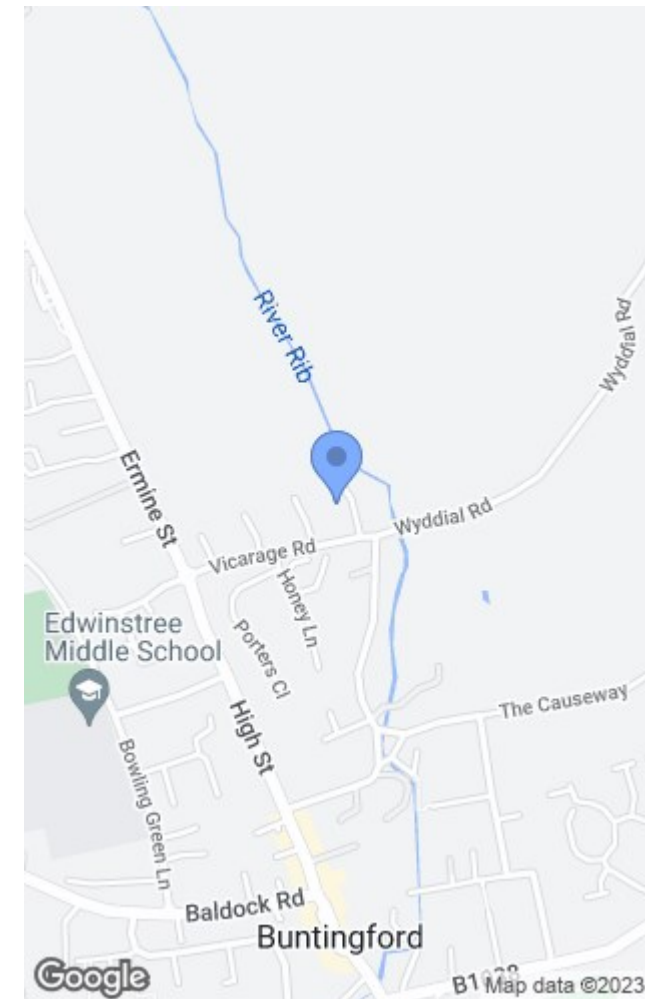
1st Floor  
553 sq.ft. (51.4 sq.m.) approx.



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/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 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		82	86
	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		

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