



£600,000

Olvega Drive, Buntingford

KI

## ***Olvega Drive, Buntingford, SG9 9FJ***

***\*\* OFFERED WITH NO UPWARD CHAIN \*\* With the benefit of a South facing garden, Keith Ian are pleased to offer for sale a modern semi detached home presented in lovely order throughout and situated at the far end of a cul-de-sac location with attractive outlook. The property comprises 4 Good size bedrooms, 2 En-suite shower/wc,'s, Kitchen/Diner with Hi-Gloss wall and base units, Dual aspect Lounge, Downstairs wc, Family Bathroom/wc, Solar powered hot water system and Garage & additional parking for at least 2 vehicles.***





**Entrance door to:**

**Entrance hall**

*Ceramic tiled floor, radiator, cloaks cupboard, stairs to first floor. Door to:*

**Downstairs Wc**

*Comprising low level wc, pedestal wash hand basin, ceramic tiled floor, radiator, obscure glazed window to front.*

**Lounge**

*20'3" x 11'*

*Bay window to front aspect, fitted carpet, 2 radiators, tv point, French doors to rear garden.*

**Kitchen/Diner**

*19' x 11'1" < 14'3"*

*Fitted with a matching range of cream Hi-gloss wall and base units with roll edge work surfaces, matching kitchen island with breakfast bar, stainless steel single drainer and mixer tap, integrated dual oven and grill with 4 plate gas hob and stainless steel extractor hood fitted, integrated dishwasher, integrated washing machine, plumbing for american style fridge freezer, ceramic tiled floor, 2 radiators, dual aspect windows to front and rear, under stairs storage cupboard with recess for tumble dryer, door to rear garden.*

**Stairs to first floor landing**

*Dual windows to rear aspect, fitted carpet, access to loft. Door to:*

**Bedroom One**

*15'6" x 11'9"*

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

**En-suite Shower Wc 1**

*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**

*17'10" x 11'2"*

*Dual aspect windows to front and rear, fitted carpet, radiator. Door to:*

### **En-suite Shower Wc 2**

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

### **Bedroom Three**

13'4" x 9'4" < 13'6"

window to front aspect, fitted carpet, radiator, airing cupboard housing hot water cylinder.

### **Bedroom Four**

8'3" x 7'9"

Window to rear aspect, fitted carpet, radiator.

### **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**

Rear garden: Paved patio area leading to lawn, outside water tap, outside lighting, side pedestrian access, personal door to Garage.

Front: Shingle and shrubbery, tarmac driveway with off street parking for at least 2 vehicles, serves access to:

### **Garage**

Up & over door, power and light connected.

### **Agents note**

What3words: ///expect.riverboat.sparkle

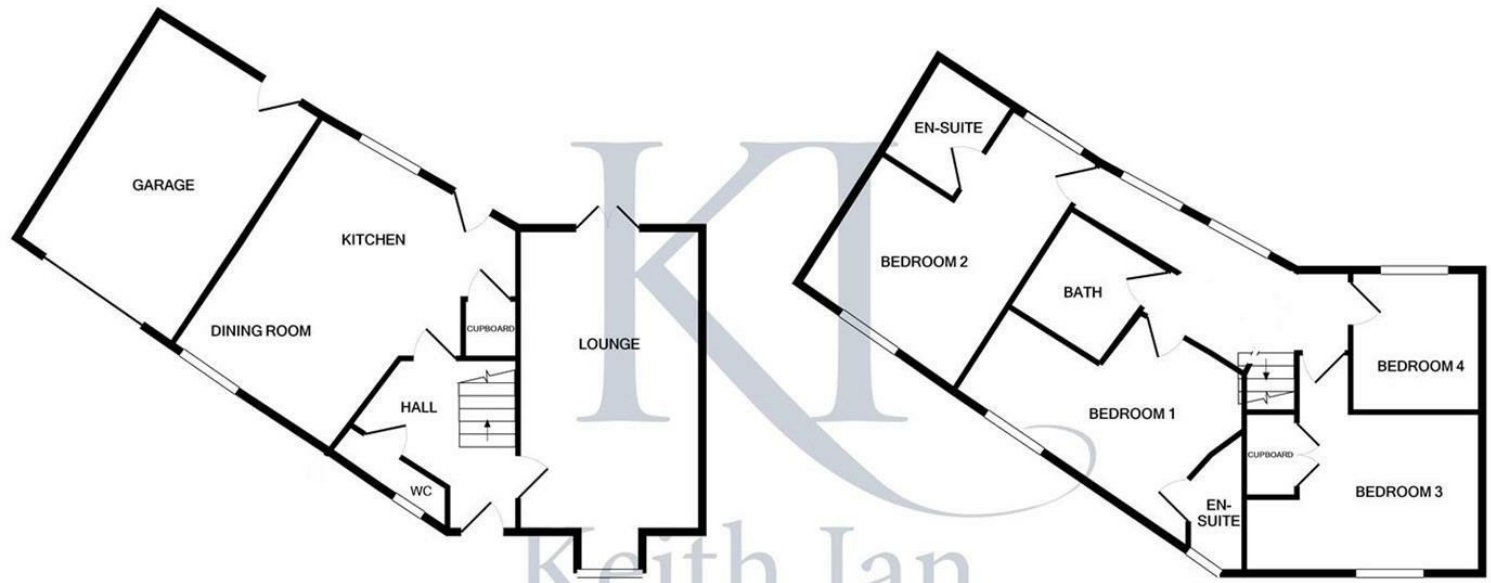
Council Tax Band E £2,396.35pa Subject to Change









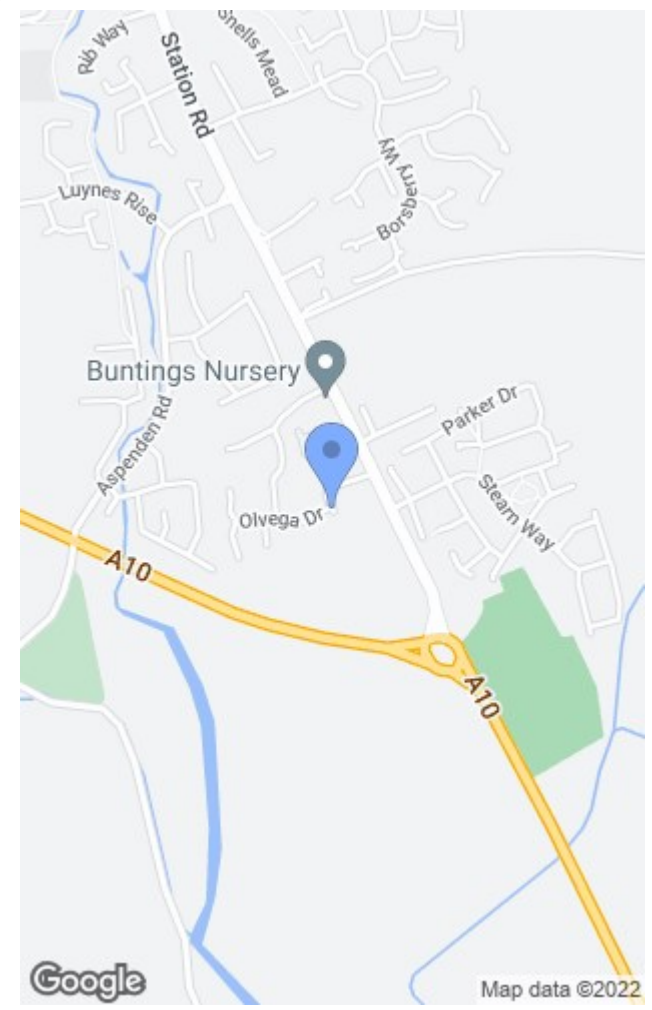


GROUND FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(64.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 674 SQ.FT.  
(62.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1363 SQ.FT. (126.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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 <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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