Jonathan Hunt

ESTATE AGENCY

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Anvil Cottage Cottered, Buntingford, SG9 9PS

Asking Price £675,000

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This is one of those homes that simply works. Set in a wonderfully traditional setting, it offers bright, modern living throughout. The 22ft dual-aspect lounge/diner brings in masses of natural light, with an open fireplace and doors straight out to the garden, while the dual-aspect kitchen/breakfast room provides another great social space with French doors to the rear. A cloakroom completes the ground floor. Upstairs, the master bedroom has its own en-suite, alongside two further doubles and a family bathroom. With underfloor heating throughout, excellent insulation, a wraparound garden and tandem parking, it’s a smart, comfortable home that’s easy to live in and designed for everyday life.







ENTRANCE HALL

LOUNGE 24'8" x 10'11" (7.54 x 3.34)

KITCHEN/DINER 15'7" x 12'4" (4.75 x 3.78)

CLOAKROOM

PRINCIPAL BEDROOM 11'2" x 11'1" (3.41 x 3.38)

EN-SUITE 7'6" x 3'4" (2.3 x 1.04)

BEDROOM TWO 14'7" x 9'4" (4.45 x 2.87)

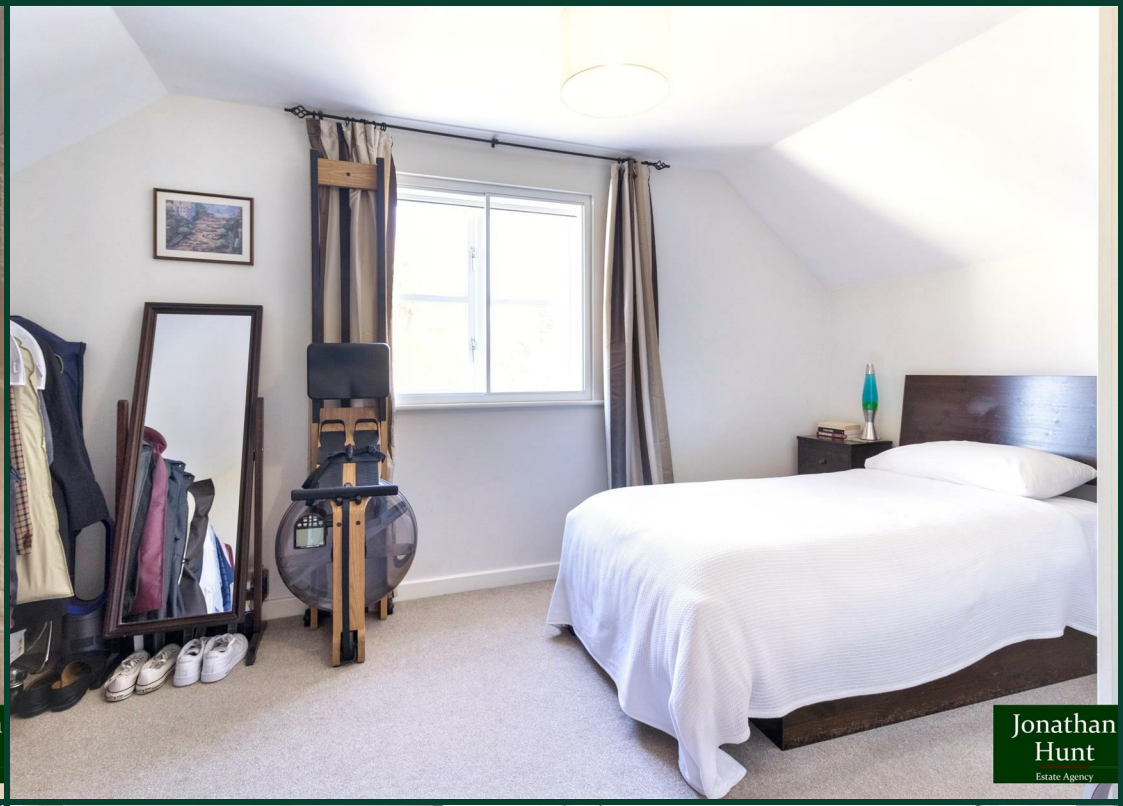
BEDROOM THREE 12'8" x 9'1" (3.88 x 2.79)

BATHROOM 9'4" x 5'8" (2.86 x 1.74)

Agents Notes

Recent Improvements to the property include:
- fly screens throughout including on the patio doors and Velux window
- triple glazing by Selectaglaze on all windows except rear facing living room;
- air conditioner in home office/third bedroom
- water softener installed
- fence along driveway replaced, raised, improved
- driveway resurfaced
- hard standing placed under shed
- insulated tunnel built around kitchen extractor
- new kitchen extractor installed in 2024
- chimney cap fitted
- front door, fence and door canopy recently stained and varnished


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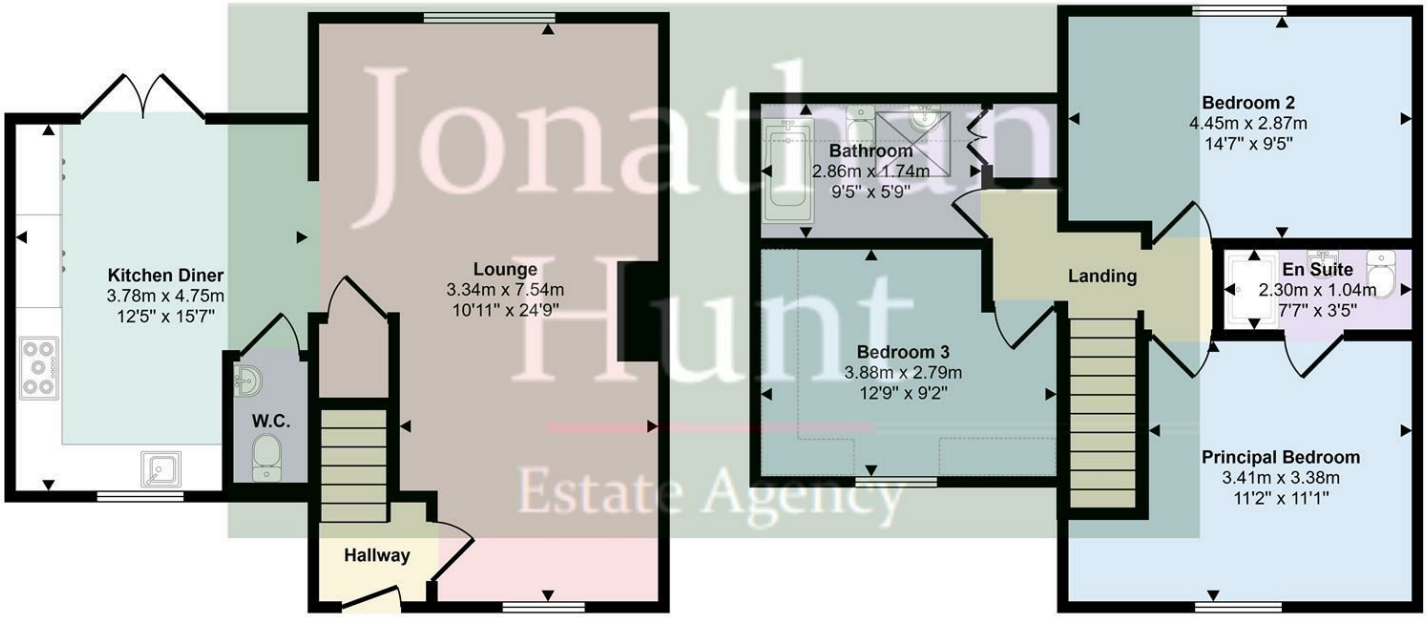

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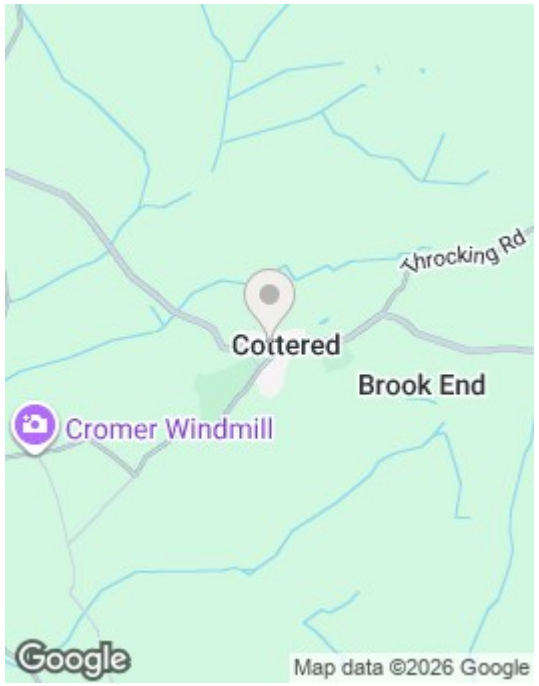

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Approx Gross Internal Area
104 sq m / 1125 sq ft



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Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 53 sq m / 566 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

