

# Jonathan Hunt

ESTATE AGENCY

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**53 Vicarage Road, Buntingford, Hertfordshire, SG9 9BB**

**Price Guide £435,000**

A Large Four Bedroom Townhouse which has been greatly improved and re modelled by the current owners to provide flexible family accommodation over three levels. To the ground floor the property has a shower room/Wc, utility room, re fitted modern kitchen/diner, bright lounge and conservatory. To the first floor, a master bedroom with En suite shower room and built in wardrobes and second double bedroom. To the third floor, two further double bedrooms and a modern bath/shower room. This great family home also provides a private landscaped rear garden with summer house and a large driveway offering off street parking for six plus vehicles.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**HALLWAY**



**KITCHEN DINER pic 2**



**GROUND FLOOR SHOWER ROOM 5'8" x 5'6" (1.74 x 1.68)**



**LOUNGE 16'0" x 9'3" (4.88 x 2.82)**



**KITCHEN DINER 19'3" x 10'3" (5.88 x 3.14)**



**CONSERVATORY 10'5" x 8'8" (3.18 x 2.66)**



FIRST FLOOR



BEDROOM TWO 13'3" x 9'1" (4.05 x 2.79)



MASTER BEDROOM 11'5" (to wardrobes) x 10'1" (3.5 (to wardrobes) x 3.08)



SECOND FLOOR

BEDROOM THREE 14'2" x 8'8" (4.33 x 2.644)



EN SUITE SHOWER ROOM



BEDROOM FOUR 14'2" x 8'2" (4.33 x 2.5)



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## BATH/SHOWER ROOM



## SUMMER HOUSE/STORAGE



## REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
		<b>69</b>

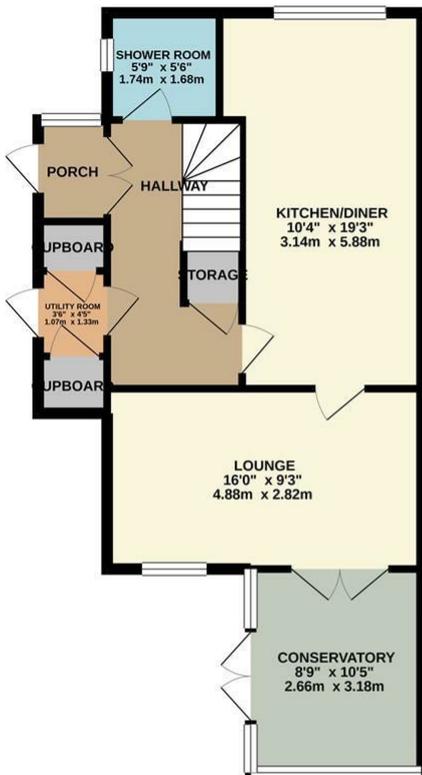
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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## FRONT ASPECT/DRIVEWAY

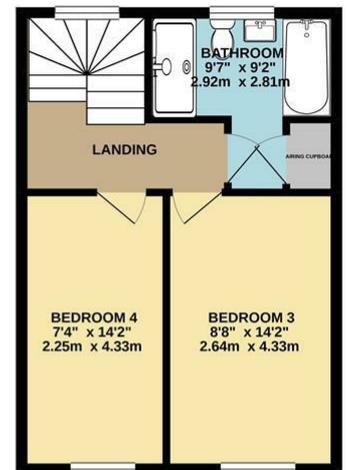
GROUND FLOOR  
601 sq. ft. (55.8 sq. m.) approx.



1ST FLOOR  
375 sq. ft. (34.8 sq. m.) approx.



2ND FLOOR  
375 sq. ft. (34.8 sq. m.) approx.



TOTAL FLOOR AREA: 1350 sq. ft. (125.5 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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