



Keith Ian
THE BUNTINGFORD EXPERTS
FOR SALE

KI Keith Ian

Southside, Buntingford, SG9 0EW
£795,000



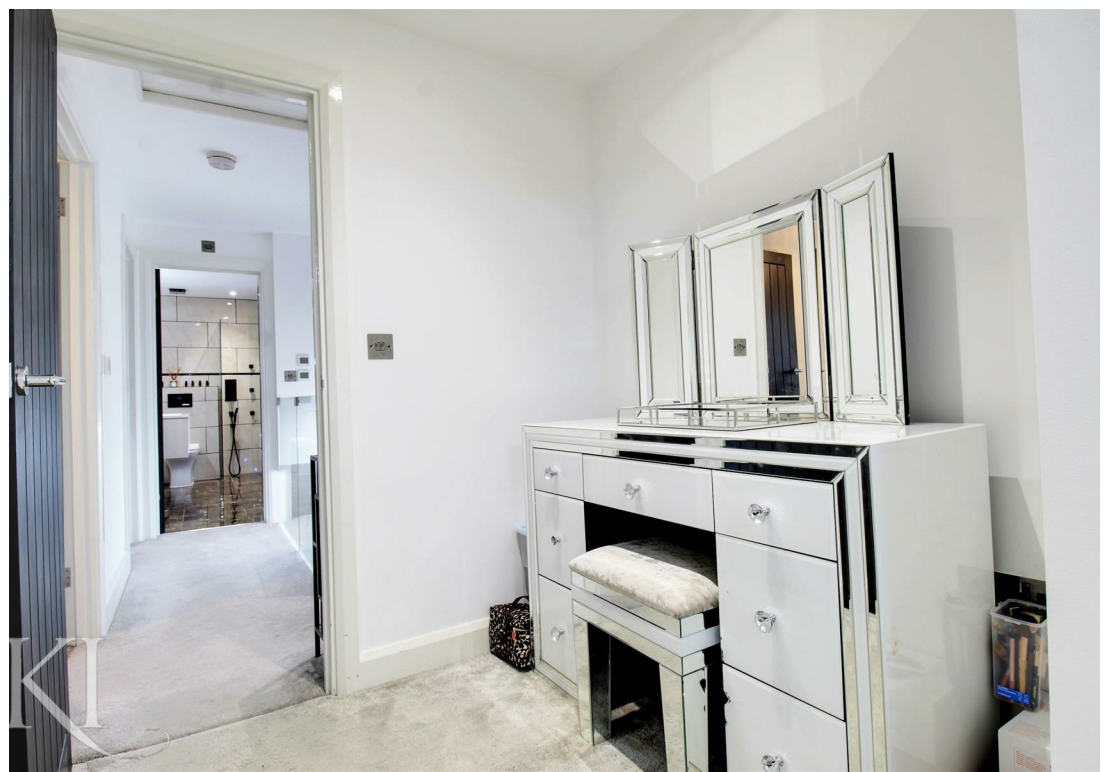
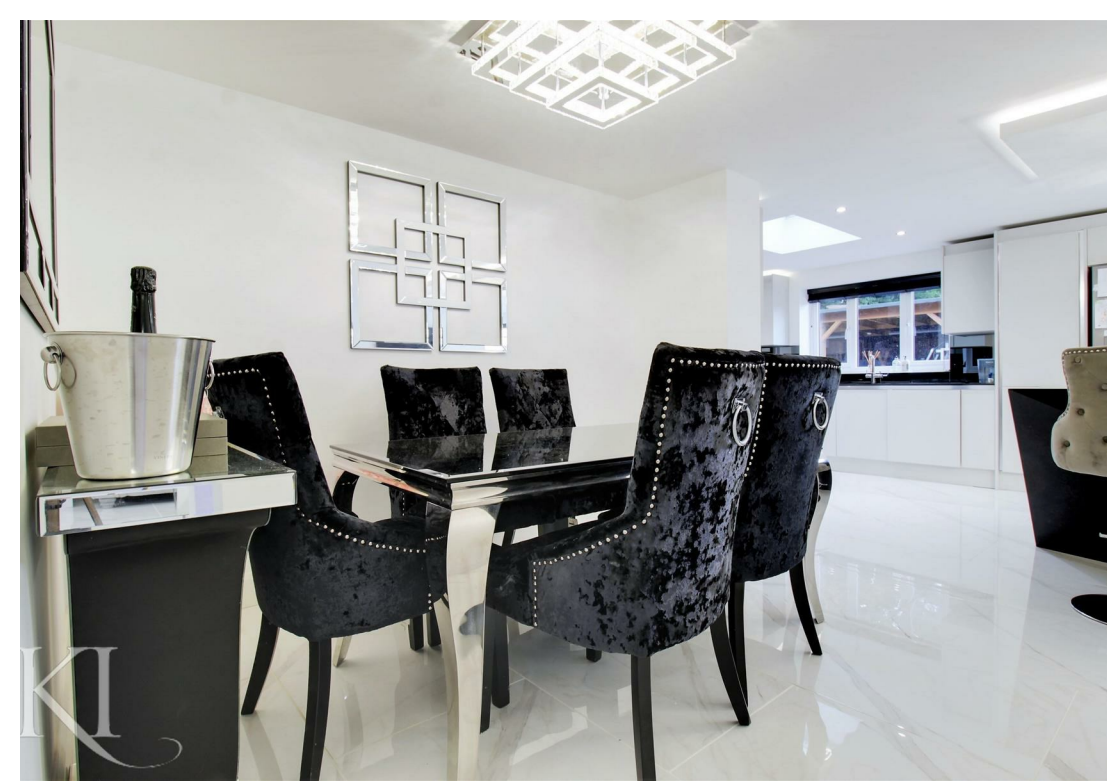
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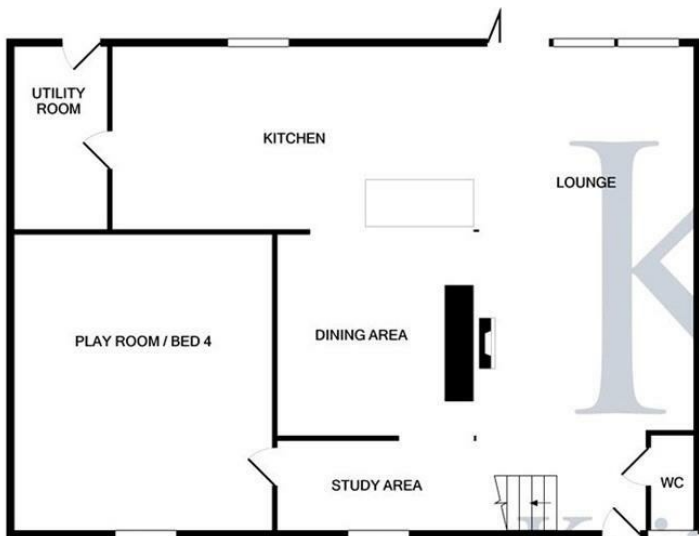
Keith Ian are delighted to bring to market a fabulous substantially Extended home which has undergone considerable refurbishment and re-modelling by the present vendors, situated in a delightful and rarely available village location. The property offers very generously sized open plan living accommodation to the ground floor, with a separate room that could be used as a ground floor Bedroom for a dependent relative. Additionally the property offers a Beautiful re-fitted Kitchen, Utility Room, Master Bedroom Suite with Dressing room, walk-in wardrobe and luxury En-suite, Re-fitted Family Bathroom, Home Gymnasium, Double Cart Lodge and Carriage driveway with ample parking for numerous vehicles.



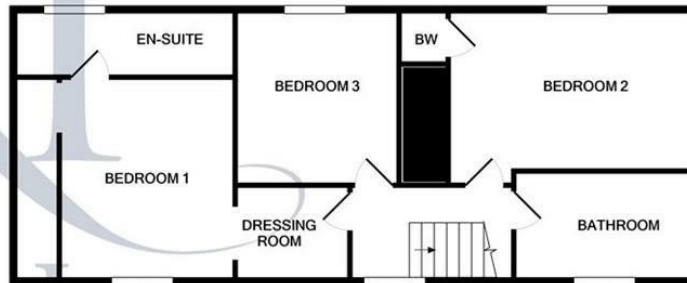
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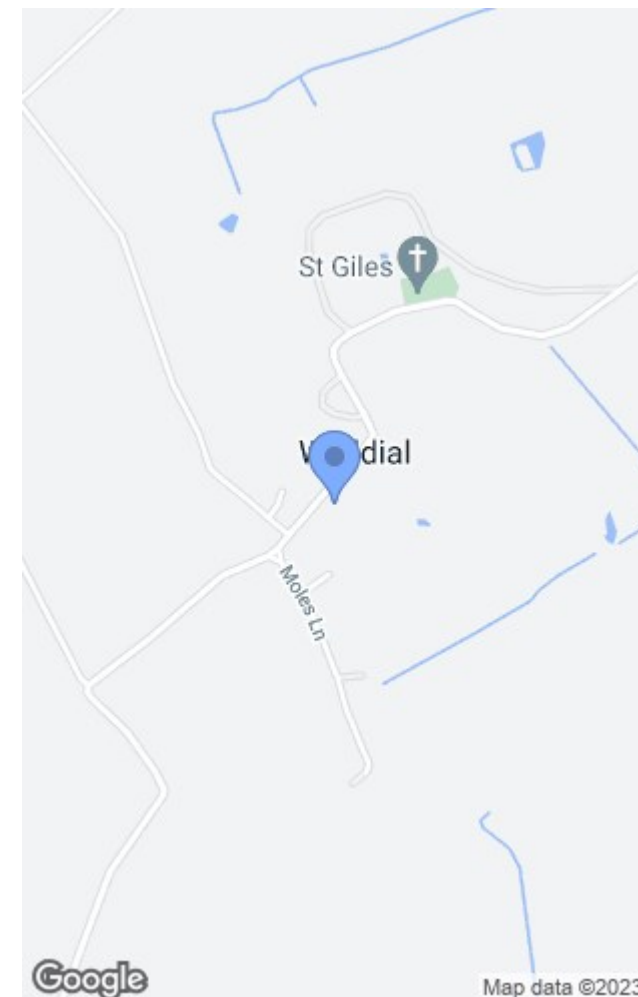


GROUND FLOOR
APPROX. FLOOR
AREA 1207 SQ.FT.
(112.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1861 SQ.FT. (172.9 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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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	

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/fitments 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.

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