



**18 Hare Street Road | Buntingford | SG9 9HW**

**Asking Price £850,000**

A striking detached four double bedroom chalet style bungalow, very spacious, with outbuildings including a workshop and sauna, situated close to Buntingford's town centre and within walking distance of all the local schools. This highly attractive home has been updated to a very high standard by the existing owners. The property benefits from two bathrooms, one on each floor, with the ground floor one laid out as a wet room. Of particular note are the two large reception rooms and sizeable kitchen with its bespoke units and integrated seven ring gas burner cooking range. Externally there is parking for a number of vehicles, garage, summer house and detached store room in addition to features already mentioned. With its generous living space and unique benefits, it presents a wonderful opportunity for those seeking a new place to call home.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Porch

Solid wood front door with fanlight above. Triple aspect windows. Milan style radiator. Fitted seat with concealed storage beneath. Ceramic floor tiles. Door to:

## Reception Hall

Two radiators. Walk-in storage cupboard containing water cylinder. Turning staircase to first floor with understairs storage cupboard below. Oak floorboards. Doors off including door to:

## Utility Cupboard

uPVC double glazed window to side with obscured glass. Space & plumbing for washing machine.

## Lounge/Diner

**28'1 x 12'1 (8.56m x 3.68m)**

Dual aspect with double glazed window to front and double glazed bi-fold doors to side garden. Log burner on slate hearth with slate back plate and reclaimed wood mantel & surround. Two radiators. Opening and separate door to reception hallway.

## Kitchen/Family Room

**27'1 x 17'2 (8.26m x 5.23m)**

## Kitchen

Double glazed window to side. Double glazed French doors to rear garden. Bespoke range of kitchen units incorporating large kitchen island with quartz work surfaces, pop-up power points and storage cupboards below, a good number of wall & base units, walk-in pantry cupboard, drawers, oak work surfaces and butler style sink with mixer tap over. Integrated cooking range with seven gas burners, two electric ovens, separate grill and warming drawer. Space for fridge/freezer. Tiling to splashbacks. Large porcelain floor tiles. Open to:

## Family Room

Double glazed window to side. Double glazed French doors to rear garden. Range of bespoke fitted wall cupboards. Large porcelain floor tiles.

## Bedroom Four/Sitting Room

**13'10 x 12'1 (4.22m x 3.68m)**

(currently used as gym). Double glazed window to front. Radiator. Mirror fronted storage cupboard containing meters. Oak floorboards.

## Downstairs Bathroom

**8'11 x 5'3 (2.72m x 1.60m)**

(laid out as a wet room). Double glazed window to side with obscured glass. Rainfall shower head with separate hand-held spray, pedestal wash hand basin and low flush w/c. Ladder style radiator. Large porcelain tiles to walls & floor. Extractor. Electric shaver point.

## First Floor Landing

Double glazed window over staircase. Radiator. Doors to bedrooms and bathroom.

## Bedroom One

**16'11 x 15'10 (5.16m x 4.83m)**

Dual aspect with two double skylights to side and double glazed French doors with full height side panel, to balcony. Two Radiators. Two fitted single wardrobes. Under-eaves storage. Electric ceiling fan. Door to bathroom (providing en-suite facilities).

## Balcony

**16'5 x 6'11 (5.00m x 2.11m)**

South facing with views over rear garden. Lighting.

## Bedroom Two

**15'7 x 14'7 (4.75m x 4.45m)**

Double glazed window to front. Radiator. Walk-in wardrobe. Number of fitted cupboards.

## Bedroom Three

**13'6 x 13'2 (4.11m x 4.01m)**

Double glazed window to front. Radiator.

## Luxury Family Bathroom

**10'0 x 6'6 (3.05m x 1.98m)**

Double glazed skylight. Four piece suite comprising panel enclosed Whirlpool bath, built-in shower cubicle, pedestal wash hand basin and low flush w/c. Ladder style radiator. Fitted towel rails. Large porcelain floor tiles.

NB: This room has 'Jack & Jill' style doors with access from the landing and the Master bedroom (bedroom no.1).

## EXTERIOR

## Front Driveway

Block paved, with parking for several vehicles. Large mature trees to the front boundary provide adequate privacy. There is access to the garage and the gate to the side passageway.

## Garage

**19'2 x 9'11 (5.84m x 3.02m)**

Up & over door. Light & power connected. Double wooden doors to side garden (additional parking for two vehicles, as required).

## Side Passageway

Wide pathway providing external storage and access to the rear garden via high wooden gates to front & rear.

## Side Garden

Slabbed with raised wide border containing a variety of mature trees. NB: Double wooden doors at the rear of the garage enable vehicular access offering additional parking spaces (if required). Open to:

## South Facing Rear Garden

Patio with established wisteria above, supported by a pergola, leads to lawn with short flight of steps up to a large deck which has plumbing for a hot tub and outside shower. There is also a bespoke Bar-B-Q and access via double doors to the:

## Store Room

**12'0 x 12'0 (3.66m x 3.66m)**

## Summer House

**11'7 x 9'8 (3.53m x 2.95m)**

Dual aspect windows. Light & power connected.

## Workshop

**26'10 x 8'9 (8.18m x 2.67m)**

Double glazed patio door to the rear garden. Two double glazed windows overlooking garden. Three phase electricity supply fitted. Lots of fitted storage. Door to:

## Sauna

**5'7 x 5'7 (1.70m x 1.70m)**

Traditional wet sauna with seating.

## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

## Energy Performance Certificate

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	

