

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.









58a High Street, Buntingford, Herts, SG9 9AH

- T 01763 272605
- E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

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-eves 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

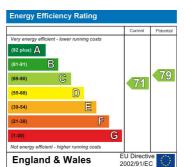
5'7 x 5'7 (1.70m x 1.70m)

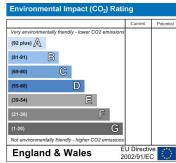
Traditional wet sauna with seating.

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













58a High Street, Buntingford, Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk