



## 74 Monks Walk | Buntingford | SG9 9DP

**Asking Price £575,000**

Exceptional extended four bedroom semi-detached house in a small cul-de-sac, off the main thoroughfare of Monks Walk. This attractive family home is a short walk from schools and all of Buntingford's High Street amenities. The property offers spacious lounge, large kitchen/diner, downstairs cloakroom/WC, en-suite to master bedroom and re-fitted first floor family bathroom. Benefits include gas fired central heating, fitted storage and uPVC double glazing. Externally there is a front driveway for three vehicles and electric charging point, single garage and a very attractive South facing landscaped rear garden. NB:There is scope to extend this house further, subject to normal planning consents. NO UPPER CHAIN!



# CHRIS DELLA PROPERTIES

*Your estate agent*

58a High Street, Buntingford,

Herts, SG9 9AH

T 01763 272605

E [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

## Storm Porch

Replacement composite front door with courtesy light to:

## Reception Hall

Fitted welcome mat. Low level understairs storage cupboard. Radiator. Wood laminate floor covering. Staircase to first floor landing. Doors to kitchen/diner, downstairs cloakroom and:

## Lounge

**17'11 x 12'2 (5.46m x 3.71m)**

uPVC double glazed patio door with full height side window. Radiator. Wood laminate floor covering.

## Kitchen/Diner

**18'1 x 11'6 (5.51m x 3.51m)**

uPVC double glazed window to front. Good range of Wren wall and base units incorporating breakfast bar, quartz work surfaces, drawers and single bowl sink unit with a flexi mixer tap over. Integrated appliances consisting of electric double oven/grill with microwave facility, four ring hotplate with extractor hood over, fridge/freezer, dishwasher and wine cooler. Tiling to splash back areas. Radiator. Underfloor heating in the kitchen area. Two fitted cupboards. Wood laminate floor coverings. uPVC double glazed door to:

## Rear Porch

uPVC double glazed door to rear garden. Wooden door to garage.

## Downstairs Cloakroom/WC

**6'11 x 3'3 (2.11m x 0.99m)**

uPVC double glazed window to front with obscured glass. Wall mounted wash hand basin and concealed cistern WC. Radiator. Tiling to walls.

## First Floor Landing

Access to partially boarded loft space with pull-down ladder and light. Doors to bedrooms and bathroom.

## Bedroom One

**15'1 x 11'6 (4.60m x 3.51m)**

uPVC double glazed window to front. Radiator. Inset downlighting. Door to:

## En-suite Shower Room

**6'7 x 3'11 (2.01m x 1.19m)**

Double length shower cubicle with rainfall shower head, low flush WC and vanity unit with inset wash hand basin. Wall mounted heater. Tiling to walls. Extractor fan. Wall mounted towel rail.

## Bedroom Two

**12'2 x 11'8 (3.71m x 3.56m)**

uPVC double glazed window to front. Radiator.

## Bedroom Three

**13'5 x 10'2 (4.09m x 3.10m)**

uPVC double glazed window to rear. Door to under-eaves storage with light.

## Bedroom Four

**8'10 x 7'7 (2.69m x 2.31m)**

uPVC double glazed window to rear. Radiator.

## Family Bathroom

**8'6 x 5'11 (2.59m x 1.80m)**

uPVC double glazed window to rear with obscured glass. Suite comprising panel enclosed bath with rainfall shower head plus hand held spray, pedestal wash hand basin and low flush WC. Radiator. Tiling to walls. Inset downlights.

## EXTERIOR

### Driveway

Parking for three vehicles. Electric charging point. Gated side access to rear garden.

### Garage

**20'0 x 7'11 (6.10m x 2.41m)**

With up & over garage door, light and power connected. Plumbing for washing machine.

### Landscaped South Facing Garden

**approx 60'0 (approx 18.29m)**

At the rear of the house there is sizeable decking with foldaway awning over. The lawn leads to a patio at the end of the garden. In addition there is a raised sun terrace (ideal for BBQs), extensive outside lighting, garden shed, fenced boundaries and weatherproof power points. Gated rear access.

### 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		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC		



**CHRIS DELLA  
PROPERTIES**

*Your estate agent*

58a High Street, Buntingford,

Herts, SG9 9AH

T 01763 272605

E [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)