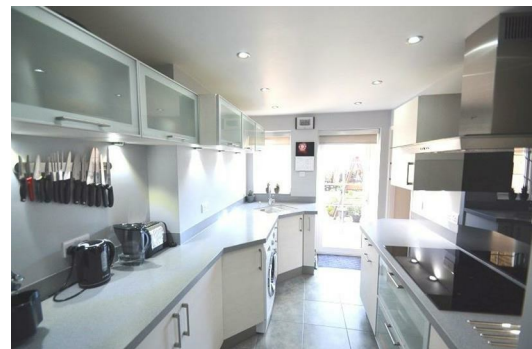
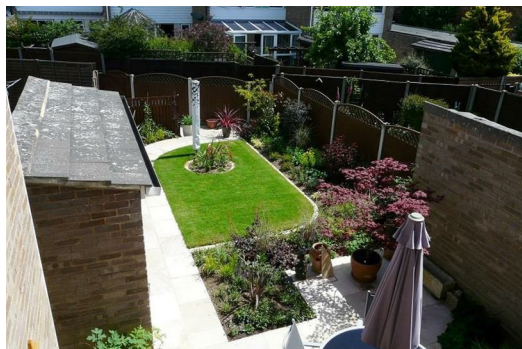




10 Bridge End | Buntingford | SG9 9BN

Offers In Excess Of £425,000

Superb family home with amazing attention to detail, decorated to a high standard throughout! Very high specification, fixtures and fittings. Staggered mid-terrace house with contemporary feel, offering three bedrooms, two reception rooms, bespoke kitchen, downstairs cloakroom/WC and luxury bathroom. Front and rear gardens are landscaped with an en-bloc garage nearby. Benefits include gas fired central heating, uPVC double glazing and lots of fitted storage. VENDOR SUITED !



CHRIS DELLAR
PROPERTIES

Your estate agent

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

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Storm Porch

Courtesy light. uPVC double glazed door to:

Reception Hallway

Engineered oak flooring. Radiator. Doors to sitting room and:

Downstairs Cloakroom/WC

Small uPVC double glazed window to side with obscured glass. Pedestal wash hand basin and low flush WC. Ceramic tiling to dado height. Radiator. Engineered oak flooring.

Sitting Room

16'0 x 15'6 max (4.88m x 4.72m max)

Large picture window to front with uPVC double glazing. Concealed wiring to a number of fitted speakers providing 'surround sound'. Remote control coal effect gas fire set into wall mounted stone fire surround. Engineered oak flooring. Door to:

Dining Room

10'5 x 8'5 (3.18m x 2.57m)

uPVC double glazed French doors with side panels to rear garden. Radiator. Engineered oak flooring. Door to:

Kitchen

14'3 x 7'8 (4.34m x 2.34m)

uPVC double glazed window to rear. Bespoke kitchen (fitted by Coopers of Bishop's Stortford) with a good range of soft close wall and base units incorporating work surfaces, under cupboard lighting, skirting heater, sink unit with pressure control mixer tap over. Appliances to include freestanding Siemens washing machine, integrated fridge & freezer, Neff four ring induction hob, Neff hob extractor, built-in Neff electric oven & separate microwave (both with grilling facilities). Tiled flooring. uPVC double glazed door to rear garden.

First Floor Landing

Airing cupboard incorporating linen shelving, immersion and lagged cylinder. Built-in cupboard with shelving. Access to loft space with pull down ladder, light and boarding. Doors to bedrooms and bathroom.

Bedroom One

15'2 x 9'2 (4.62m x 2.79m)

uPVC double glazed window to front. Radiator. Bespoke mirror fronted wardrobe with two sliding doors and spotlights over.

Bedroom Two

10'4 x 10'0 (3.15m x 3.05m)

uPVC double glazed window to rear. Radiator. Walk-in wardrobe with light and shelving. Built-in bulk head cupboard.

Bedroom Three

10'8 x 6'3 (3.25m x 1.91m)

uPVC double glazed window to front. Radiator. Fitted storage cupboard.

Luxury Bathroom

uPVC double glazed window to rear with obscured glass. Shower cubicle with Aqualisa luxury shower over offering a drenching head and separate hand hold spray. Vanity unit with inset wash hand basin and low flush WC. Heated shaving mirror with light sensor. Ladder style radiator. Ceramic tiles to walls.

EXTERIOR

Landscaped Front Garden

Fossilized sandstone paving to front door, adjacent to designer garden with a variety of established shrubs into low maintenance surround.

Landscaped Rear Garden

Paved patio area. Block of three storage cupboards, one with light & power. Lawn with well stocked borders. Fenced off bin store. Solar powered lights. Garden tap. Gated rear access.

En-Bloc Garage

With up & over door.

Disclaimer

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

Energy Performance Certificate

Details to follow.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk