



## 2 Oak End | Buntingford | SG9 9BU

**Asking Price £659,995**

Detached family house, offering four bedrooms, situated in a cul-de-sac on the sought after Bovis estate. The house itself has a good size sitting room, re-modelled kitchen/diner with bespoke units, large utility with space for work station, downstairs cloakroom/WC, refurbished family bathroom and en-suite shower room to the master bedroom. Externally there is a small front garden, driveway for two cars, integral garage and Westerly facing rear garden. An early viewing is highly recommended!

**VENDOR SUITED!**



**CHRIS DELLAIR**  
PROPERTIES

*Your estate agent*

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## Porch

Courtesy light. uPVC double glazed front door:

## Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Doors off.

## Sitting Room

### 15'11 x 10'7 (4.85m x 3.23m)

uPVC double glazed box bay to front. Media centre with flame effect electric fire below. Radiator. Wood laminate flooring.

## Kitchen/Dining Room

### 18'7 x 9'5 (5.66m x 2.87m)

Two uPVC double glazed windows to rear. Good range of wall and base units incorporating roll top worksurfaces, drawers, basket drawers, wine cooler, one & half bowl single drainer sink and tiling to splashbacks. Integrated four ring induction hotplate, extractor fan, electric double oven with grill, fridge, freezer, microwave and dishwasher. TV point. Porcelain floor tiles. Archway to:

## Utility Room

### 8'10 x 8'2 (2.69m x 2.49m)

(With space for work station). uPVC double glazed door to garden. uPVC double glazed window to rear. Range of wall & base units incorporating a roll top worksurface with inset single drainer sink. Space & plumbing for washing machine. Cupboard containing gas fired boiler. Radiator. Porcelain floor tiles. Door to garage.

## Downstairs Cloakroom/WC

uPVC double glazed window to front with obscured glass. Modern suite comprising vanity unit with inset wash hand basin and low flush WC. Ceramic tiling to dado height.

## First Floor Landing

Fitted airing cupboard containing airing lagged cylinder, immersion & linen shelving. Doors to bedrooms & bathrooms.

## Bedroom One

### 11'0 x 10'1 (3.35m x 3.07m)

uPVC double glazed window to front aspect. Fitted double wardrobe. Radiator. Door to:

## En-Suite Shower Room

### 7'11 x 4'10 (2.41m x 1.47m)

uPVC double glazed window to rear with obscured glass. Ladder style radiator. Fully tiled shower cubicle containing Aqualisa shower (with control via phone app.). White wash hand basin over vanity unit and low flush W.C. Ladder style radiator. Fully tiled walls.

## Bedroom Two

### 21'5 x 8'2 (6.53m x 2.49m)

Dual aspect, with uPVC double glazed window to front and Velux double glazed window to rear, Radiator.

## Bedroom Three

### 11' x x 10'3 (3.35m x x 3.12m)

uPVC double glazed window to rear. Radiator.

## Bedroom Four

### 8'3 x 6'11 (2.51m x 2.11m)

uPVC double glazed window to rear. Radiator. Access to loft with light.

## Family Bathroom

### 7'3 x 6'2 (2.21m x 1.88m)

uPVC double glazed window to front with obscured glass. White suite comprising 'P' shaped panel enclosed bath with shower over and shower screen, vanity unit with inset wash hand basin and low flush WC. Ceramic tiling to walls. Fitted towel rail. Vinyl floor tiles. Radiator.

## EXTERIOR

## Front Garden

Laid to lawn. Pathway leading to gated side passageway to rear garden.

## Driveway

Parking for two vehicles, leading to:

## Garage

### 18'5 x 8'5 (5.61m x 2.57m)

Up & over door, light & power. Roll top bench.

## Westerly Facing Rear Garden

Large patio with access to lawn and sun terrace beyond. Shrubs to borders. Light. Side pathway to timber storage shed attached to side wall.

## 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) A			
(81-91) B			
(69-80) C		79	
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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