

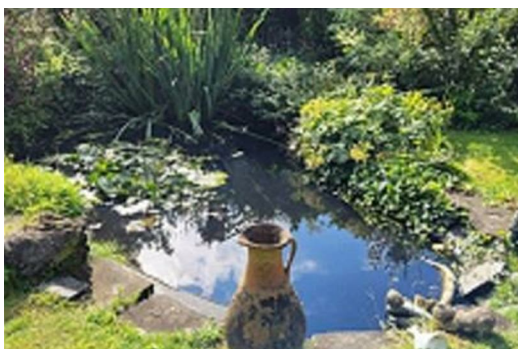


## Rosemary Cottage | Hare Street, Buntingford | SG9 0EQ

**Guide Price £535,000**

Spacious semi-detached house located in the historic village of Hare Street, a short drive from the market town of Buntingford and within one mile of Gt. Hormead primary school. This property boasts two reception rooms, kitchen, double glazed conservatory, three bedrooms and two bathrooms. Externally, the front provides parking for up to six vehicles, whilst the West facing rear garden is over 160ft. long and offers lots of outbuildings including two greenhouses.

There is also a sun terrace, long lawn and a number of fish ponds. NO CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Porch

Tiled floor. Multi-paned door to:

### Lounge

**14'5 x 11'5 (4.39m x 3.48m)**

uPVC double glazed window to front. Brick fireplace with wooden mantelpiece and inset log burner. Radiator. Stairs off to first floor. Doors to kitchen and:

### Dining Room

**14'0 x 10'11 (4.27m x 3.33m)**

uPVC double glazed window to front. Period style fireplace with tiled slips. Recessed understairs study area. Walls mainly panelled. Radiator.

### Kitchen

**15'10 x 7'7 (4.83m x 2.31m)**

Windows with aspect to conservatory. Good range of wall & base units incorporating roll top work surfaces, drawers, display cabinets and one & half bowl single drainer sink unit with mixer tap.. Space for washing machine and electric cooker with extractor over. Tiling to splashbacks. Doors off to bathroom one and:

### Conservatory

**18'2 x 10'0 (5.54m x 3.05m)**

Range of uPVC double glazed windows to rear and side, with views towards rear garden. Radiator. Ceiling fan. uPVC double glazed door with coir reception mat leading to rear garden.

### Bathroom One

**6'11 x 6'6 (2.11m x 1.98m)**

Secondary glazed uPVC window to rear with obscure glass. Suite comprising corner shower cubicle, vanity unit with drawers and inset wash hand basin and low flush WC. Airing cupboard containing lagged cylinder, linen shelving & immersion. Tiling to walls. Radiator. Vinyl floor covering.

### First Floor Landing

Loft hatch. Door off to bedrooms and bathroom two.

### Bedroom One

**15'0 x 14'5 (4.57m x 4.39m)**

Two uPVC double glazed windows to front. Radiator.

### Bedroom Two

**12'3 x 7'8 (3.73m x 2.34m)**

Two uPVC double glazed windows to rear. Radiator.

### Bedroom Three

**9'9 x 8'4 (2.97m x 2.54m)**

uPVC double glazed window to front. Radiator.

### Bathroom Two

**7'6 x 7'5 (2.29m x 2.26m)**

uPVC double glazed window to rear with obscured glass. Suite comprising whirlpool corner bath with telephone style shower head and mixer tap, pedestal wash hand basin and low flush WC. Tiling to walls. Radiator. Inset downlights. Extractor. Floor tiles.

### EXTERIOR

### Front Garden & Driveway

Established shrubs to borders. Concealed seating area. Split level driveway proving parking for 5/6 vehicles. Access to side passageway, leading via wooden gate to:

### West Facing Rear Garden

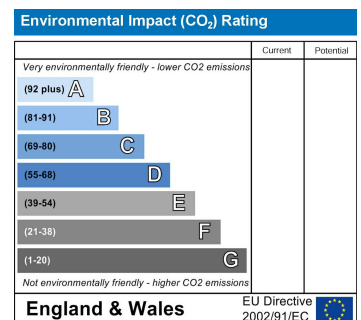
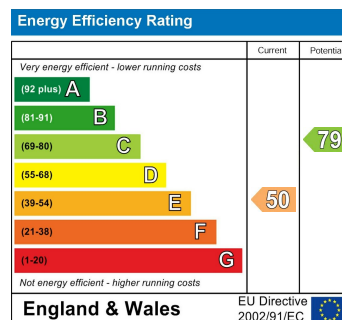
**164'0 (49.99m)**

The garden backs onto open countryside, and has a patio area leading to a lawn which stretches to the far boundary and incorporates four fish ponds of varying sizes, There are four sheds/workshops and two greenhouses. There is also a sun terrace and vegetable patch to the rear, and established shrubs to borders.

### 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



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