



[iwestates.com](http://iwestates.com)

4 Castle Cottages Anstey, Buntingford, SG9 0BW

## 4 Castle Cottages Anstey, Buntingford, SG9 0BW

Asking Price £495,000

In a sought after rural village location with approximately 160ft garden this three bedroom semi-detached property offers ample scope to extend (STPP). Recently installed new modern kitchen and redecorated throughout. Ample parking and a stroll away from the local village pub. CHAIN FREE.

- Semi-detached
- Three bedrooms
- 160ft garden
- Lounge and seperate dining room
- Oil heating
- Rural location
- Newly fitted kitchen
- Ample parking
- Offered chain free



Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391  
buntingford@iwestates.com | www.hunters.com



Approximate Gross Internal Area  
88.25 sq m / 949.91 sq ft

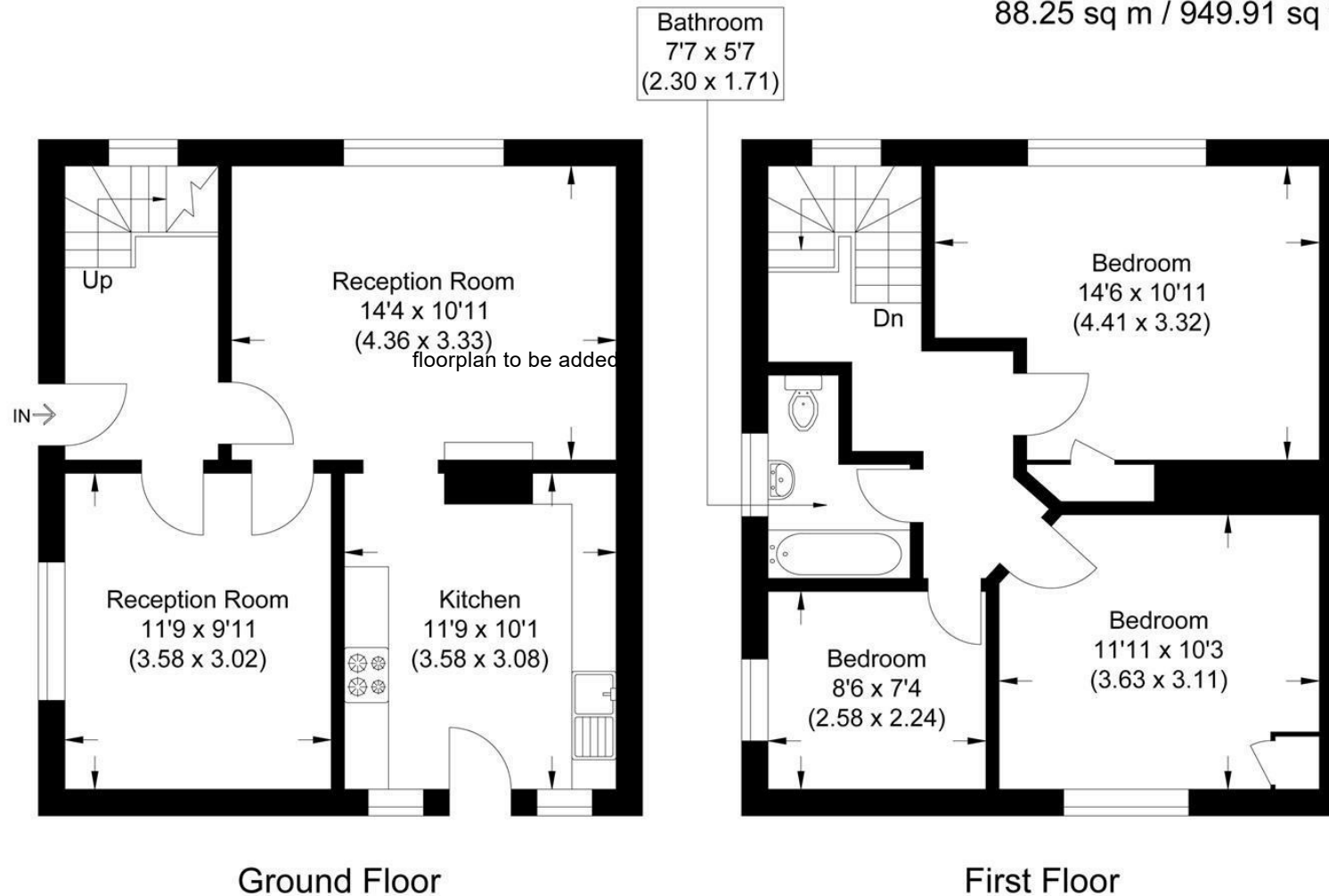


Illustration for identification purposes only, measurements are approximate, not to scale.

**Entrance**

UPVC front door. Canopy porch.  
Security lamp.

**Entrance Hall**

Wood effect flooring. Radiator. Stairs  
to first floor. Doors to:

**Lounge**

Window to front aspect. Wood burning  
stove. Wood effect flooring. Door to:

**Kitchen**

Newly fitted gloss white kitchen with  
laminate countertops. Space for  
washing machine and dishwasher.  
Integrated electric oven and hob with  
extractor over. UPVC door to rear. Two  
windows to rear aspect.

**Dining Room**

Window to side aspect. Radiator.

**First Floor****Landing**

Window to front aspect.

**Bedroom One**

Window to front aspect. Radiator. Built  
in storage.

**Bedroom Two**

Window to rear aspect. Radiator.  
Airing cupboard housing hot water  
tank.

**Bedroom Three**

Window to side aspect. Radiator.

**Bathroom**

Panel bath with shower over. Vanity  
wash hand basin. Low level flush w/c.  
Tiled splash backs. Obscure window to  
side aspect. Radiator.

**Outside****Driveway**

Ample parking for several vehicles

**Front**

Mostly laid to lawn with shrubs.

**Rear Garden**

Approximately 160ft. Mature shrubs.  
Timber shed. Oil tank. Outside light.  
Outside tap.

**Agents Notes**

Property is offered chain free.  
Heating - oil

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	