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1 Bowling Green Lane, Buntingford, SG9 9DF

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Price £435,000

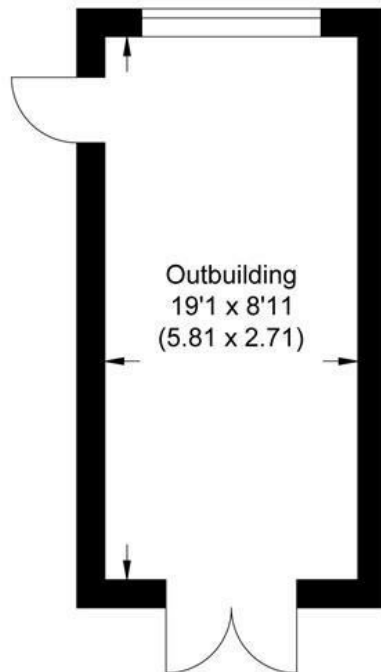
A fantastic opportunity to acquire this semi-detached house on Bowling Green Lane spanning an impressive 1,182 square feet including its large brick built outbuilding. The property offers three bedrooms, a large lounge and a separate dining room facing the 55ft east facing garden. Additional benefits are the modern kitchen, w/c and bathroom. In the heart of Buntingford Town Centre with the added bonus of a driveway for two vehicles this property is perfect for those wishing to be within walking distance to the amenities.

- Heart of the town
- Modern kitchen
- Approximately 55ft East facing garden
- Modern bathroom
- Large Outbuilding
- Driveway for two vehicles
- Modern cloakroom
- Great size lounge and separate dining room
- Three bedrooms

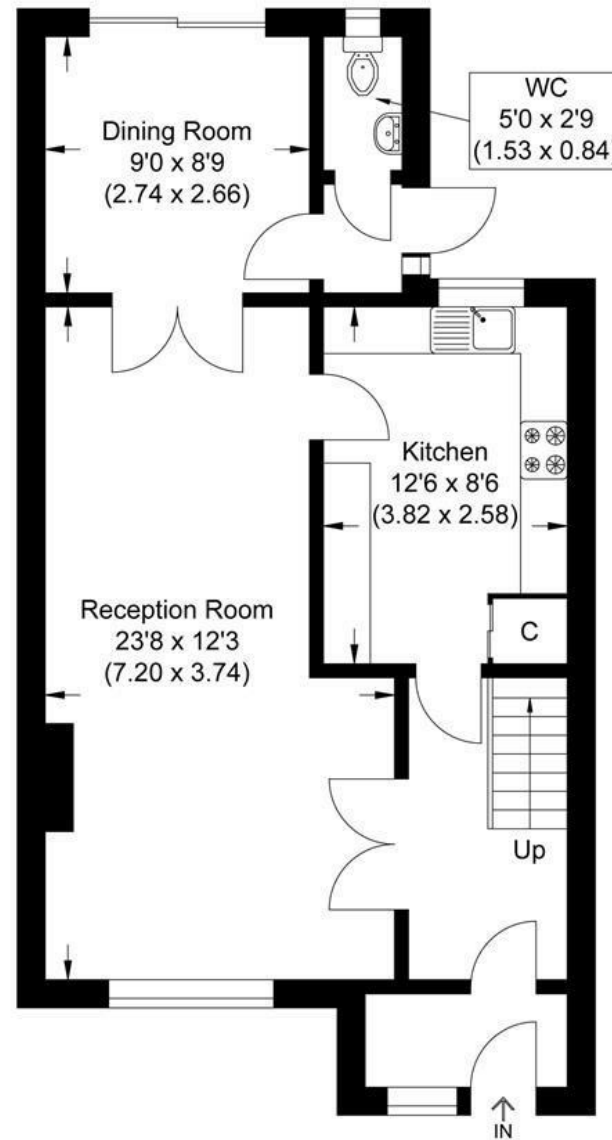
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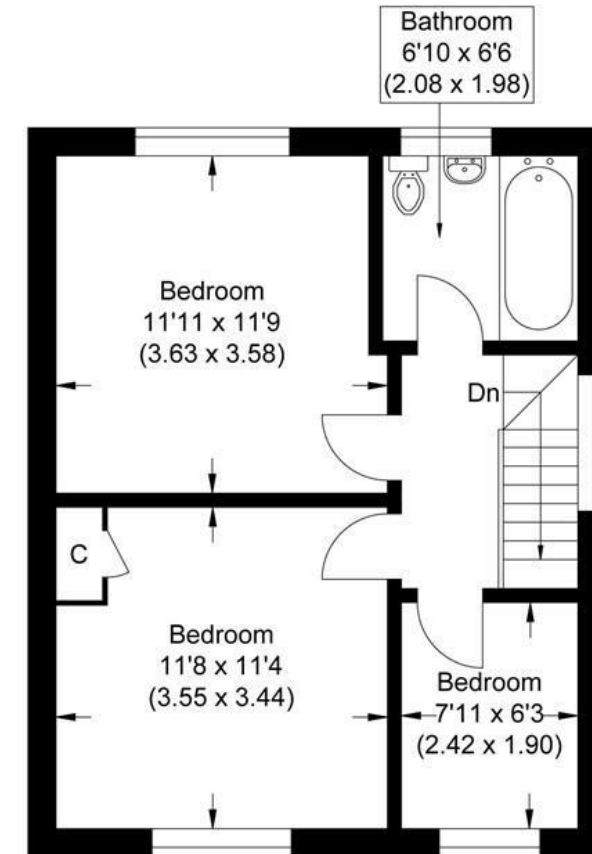
Approximate Gross Internal Area
94.02 sq m / 1012.02 sq ft
(Excludes Outbuilding)
Outbuilding Area : 15.75 sq m / 169.53 sq ft



Outbuilding



Ground Floor



First Floor

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

Entrance

Upvc door with glazed side panel. Security lamp.

Porch

Tiled floor. Door to:

Entrance Hall

Radiator. Stairs to first floor. Understairs storage. Doors to:

Lounge

Large window to front aspect. Feature fireplace. Radiator. Doors to:

Kitchen

Range of gloss cream wall and base level units with granite countertops over. Inset one and a half sink and drainer with chrome mixer tap. Integrated fridge/freezer. Space for washing machine and a tumble dryer. Built in oven and 4-ring gas hob with extractor fan over and stainless steel splash backs. Houses boiler. Under stairs storage. Window to garden aspect.

Dining Room

Wood effect flooring. Radiator. Sliding double glazed doors to garden. Door to:

Inner Lobby

Doors to rear and door to:

Cloakroom

Re-fitted modern cloakroom comprising of low level flush w/c, vanity wash hand basin, chrome ladder style radiator. Tiled floor. Obscure window to rear aspect.

First Floor

Galleried Landing

Obscure window to side aspect. Access to boarded loft. (No ladder. With power). Doors to:

Bedroom One

Window to front aspect. Radiator. Shelved airing cupboard housing hot water cylinder.

Bedroom Two

Window to rear aspect. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Bathroom

Re-fitted modern bathroom suite comprising of panel bath and shower over with

glazed screen. Vanity units with low level flush w/c and inset wash hand basin. Chrome ladder style radiator. Tiled floor. Obscure window to rear aspect. Inset ceiling lights.

Outside

Front

Driveway

Parking for two vehicles.

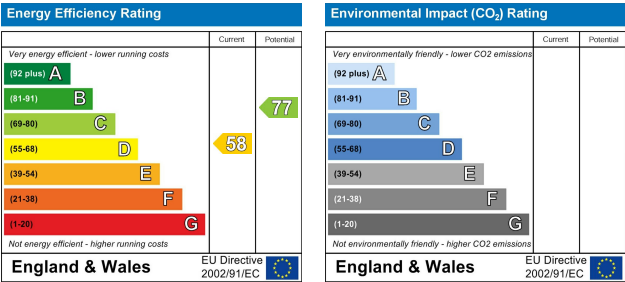
Rear

Outbuilding

Double doors to the front and side door. With power.

Garden - approx 55ft

Two large decked areas and laid to lawn.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

