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Whinmount, 21 Oak End, Buntingford, SG9 9BU

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Price £475,000

Located in Oak End, Buntingford, is this good size three-bedroom detached house with parking and a garage. Spacious interior with kitchen, lounge / diner, family bathroom plus an ensuite to the master bedroom and a convenient downstairs cloakroom. Situated in a family-friendly neighbourhood, this property is within walking distance to schools and amenities and is offered chain free!

- Three bedroom detached house
- Family bathroom plus ensuite to bedroom one
- Lounge / Diner overlooking the garden
- Integral garage
- Walking distance to schools and amenities
- Quiet sought after development
- Downstairs cloakroom
- Driveway for up to three vehicles
- No upward chain!
- Double glazed throughout



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, IWestates 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 IWestates estate agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Entrance

Canopy porch. Security lamp.

Entrance Hall

Timber and glazed front door. Radiator. Turning stairs to first floor. Doors to:

Integral Garage

Up and over door. Power. Houses consumer unit.

Cloakroom

5'7" x 2'9"

Low level flush W/C. Wash hand basin. Wall upboard. Radiator. Vinyl floor. Extractor fan.

Kitchen

13'11" x 7'4"

Range of timber wall and base units with laminate countertop over. Tiled splashbacks. 1 1/2 composite sink and drainer with chrome mixer tap. Electric oven with 4 ring gas hob and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Inset ceiling lights. Vinyl floor. Window to front aspect. Door to side access.

Lounge/Dining Room

10'2" x 20'6"

Feature gas fire and surround. Two radiators. Window to garden aspect. Sliding patio doors to garden.

Galleried Landing

Turning stairs to galleried landing. Window to side aspect. Loft access. Airing cupboard housing Worcester boiler. Doors to:

Bedroom One

11'7" x 10'4"

Two built in double wardrobes. Window to rear aspect. Radiator. Door to:

En-Suite

6'2" x 6'7"

Shower cubicle. Pedestal wash hand basin. Low level flush W/C. Wall cabinet. Vinyl flooring and partially tiled walls. Extractor fan. Radiator. Obscure window to rear aspect.

Bedroom Two

14'2" x 8'4"

Window to front aspect. Radiator.

Bedroom Three

10'4" x 9'2"

Window to front aspect. Built in wardrobe.

Bathroom

6'4" x 9'2"

Outside**Rear Garden**

30'0"ft deep approx

Mostly laid to lawn. Small patio. Access gated side. Outside tap. Security lamp.

Front**Driveway**

Parking for up to three vehicles. Access to garage. Side gate to rear.

Agents Note

Chain free.

Broadband with Gigaclear

Mains water with Affinity

Electric supplied by Octopus.

Gas central heating.

Worcester boiler.

Brick construction.







