



22 Hare Street Road | Buntingford | SG9 9HW

Asking Price £615,000

Set on a good sized plot, this detached three bedroom bungalow offers huge potential for expansion and customisation (STPP). In need of modernisation, the home benefits from oil fired central heating, double glazing and lots of fitted storage. There is a very spacious loft (offering extension possibilities), enclosed porch and uPVC double glazed conservatory. The exterior offers a detached garage, a brick built shed, timber storage shed, sizeable gardens to the front, side and rear garden, and lots of off-street parking. The property is a short walk from Buntingford High Street and all the town's other amenities. NO UPPER CHAIN!,



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance

uPVC double glazed front door to:

Porch

uPVC double glazed window to front. Radiator. Door to:

Reception Hallway

Radiator. Loft hatch with pull down ladder. Doors off.

Rear Hallway

Radiator. Fitted storage cupboard. Internal doors off, uPVC double glazed door to conservatory.

Lounge/Diner

17'11 x 10'0 (5.46m x 3.05m)

Dual aspect uPVC double glazed windows. Two radiators. Built in double fronted cupboard containing oil fired boiler.

Kitchen

8'7 x 7'6 (2.62m x 2.29m)

uPVC double glazed window to rear with aspect to conservatory. Wall and base units incorporating roll top worksurfaces, drawers and one & a half bowl single drainer sink unit. Integrated four ring electric hob and electric oven with grill. Space for fridge. Radiator.

Conservatory

9'10 x 7'7 (3.00m x 2.31m)

Doors to rear hallway and rear garden.

Bedroom One

11'0 x 10'0 (3.35m x 3.05m)

uPVC double glazed window to front. Radiator.

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

uPVC double glazed window to front. Radiator.

Bedroom Three

10'0 x 6'0 (3.05m x 1.83m)

uPVC double glazed window to side. Radiator.

Bathroom

10'0 x 4'11 (3.05m x 1.50m)

uPVC double glazed window to side with obscured glass.

Suite comprising timber enclosed bath, vanity unit with inset wash hand basin and low flush WC. Radiator. Tiling to walls.

Loft

Double glazed window to side. Excessive under eaves storage.

Driveway

Pea shingle driveway providing off street parking for several vehicle and leading to:

Detached Garage

Roller style door. Light & power connected.

Front Garden

Laid to pea shingle, providing additional parking. Ornate iron gate leading to:

Side/Rear Garden

Combination of pea shingle and mature lawn. Patio to rear of bungalow. Brick built shed and timber storage shed.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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