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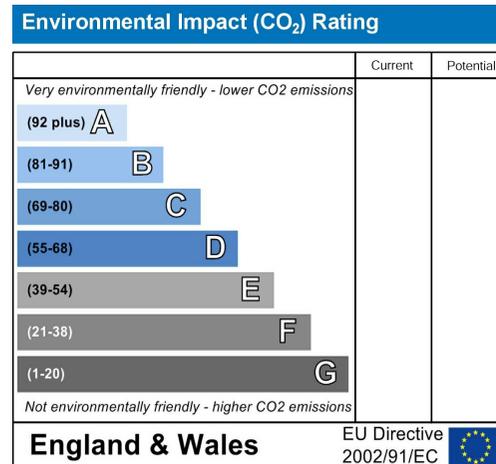
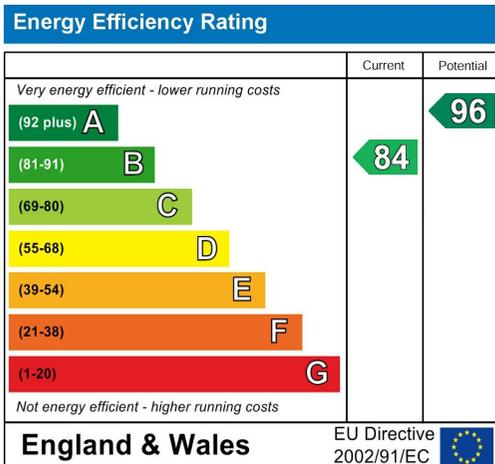
8 Maylon Close, Buntingford, SG9 9TW

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Price £385,000

Beautifully presented two double bedroom semi-detached home in a quiet cul-de-sac location within walking distance the Buntingford's High Street. The property benefits from a downstairs cloakroom, integrated kitchen, en-suite to master bedroom, a landscaped south facing rear garden with side access and two allocated parking spaces.

- Two double bedrooms
- Fitted wardrobes
- Landscaped rear garden
- Two allocated parking spaces
- Downstairs cloakroom
- En-suite to master bedroom
- Fully integrated kitchen
- Side access
- Immaculate throughout
- Walking distance to town centre

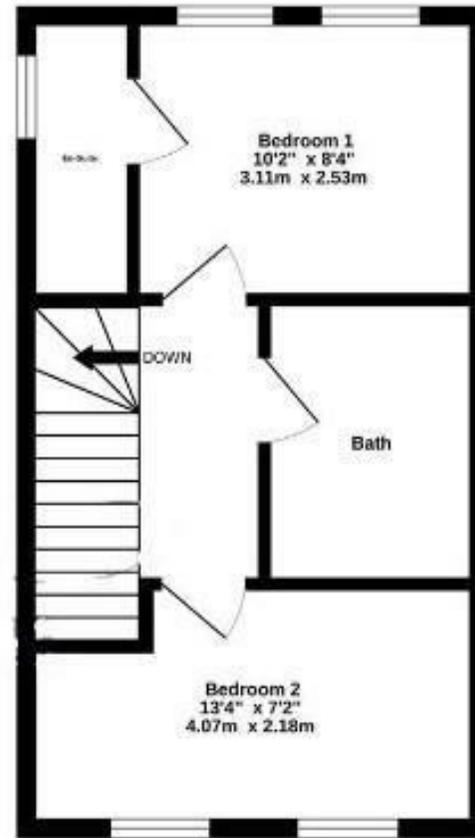


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Ground Floor
318 sq.ft. (29.5 sq.m.) approx.



1st Floor
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The condition, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance

Storm porch. Carriage lamp. Timber front door.

Entrance Hall

Engineered wood flooring. Radiator. Under-stairs cupboard. Turning stairs to first floor. Doors to:

Cloakroom

Low level flush w/c. Pedestal wash hand basin. Tiled floor. Radiator. Obscure window to side aspect.

Kitchen

9'5" x 7'11"

Glazed door to kitchen. Range of gloss white eye and base level units. Wood effect countertops. Stainless steel one and a half sink and drainer. Integrated oven with 4 ring gas hob, stainless steel splash back and extractor over. Integrated washer/dryer, fridge/freezer and dishwasher. Window to front aspect. Radiator. Tiled floor.

Lounge/Dining Room

15'5" x 14'9"

Glazed door to lounge/diner. Engineered wood floor. Two radiators. Window to garden aspect. Patio doors to garden.

First Floor**Galleried Landing**

Deep storage cupboard with radiator. Access to loft. (un-boarded).

Master Bedroom

11'5" x 10'5"

Fitted double wardrobe. Two windows to garden aspect. Radiator.

Door to:

En-suite

Large shower cubicle with drench head and hand held shower. Pedestal wash hand basin. Low level flush w/c. Tiled. Inset ceiling lights. Extractor fan. Chrome ladder style radiator. Obscure window to side aspect.

Bedroom Two

15'5" x 8'1"

Two windows to front aspect. Radiator.

Bathroom

Large vanity unit with inset wash hand basin. Low level flush w/c. Panelled bath with shower over and shower screen. Inset ceiling lights. Extractor fan.

Outside**Front**

Small hedge front garden with paving leading to entrance. Path leading to gated rear garden.

Rear Garden

South facing landscaped garden with patio and artificial lawn. Gated side access to front. Outside PIR lights. Garden tap. Power points. Timber shed.

Parking

Tandem parking to the side of the property for two vehicles.

Agents Note

Service charge £272 p.a.





