



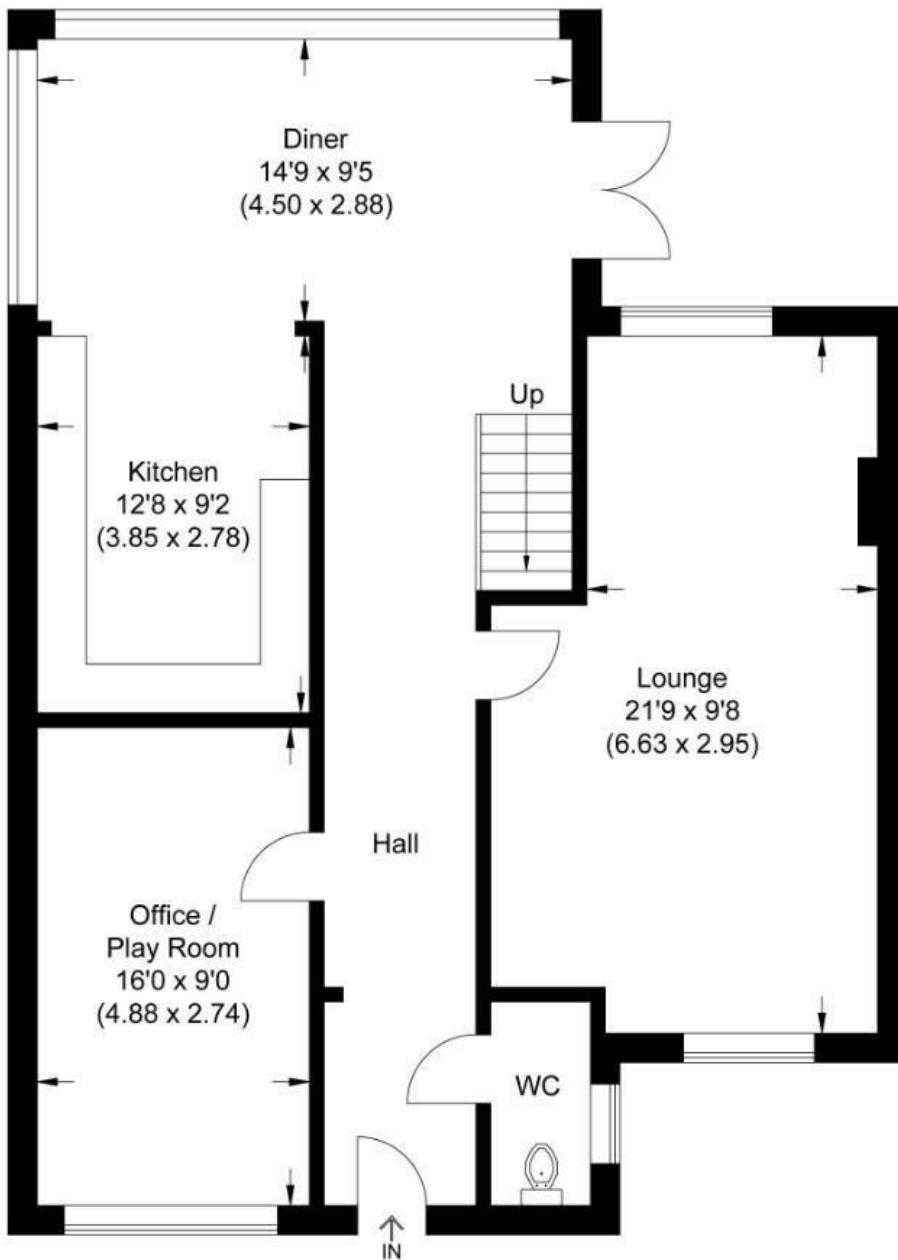
**HUNTERS®**  
HERE TO GET *you* THERE

49 Vicarage Road, Buntingford, SG9 9BB

Renovated only a few years ago, this spacious 3 bedroom semi-detached home has been thoughtfully designed and tastefully decorated throughout. The home benefits from a downstairs cloakroom, ample storage, a large dual aspect lounge plus a separate sitting room which is currently used as a playroom. The dining area looks out on to the landscaped garden and opens on to the stunning re-fitted kitchen. Upstairs there are three bedrooms all with wardrobes. The master bedroom has an additional dressing room which has the plumbing ready for an en-suite should you wish to install. Ample driveway parking and only a few minutes walk to the High Street and local schools.

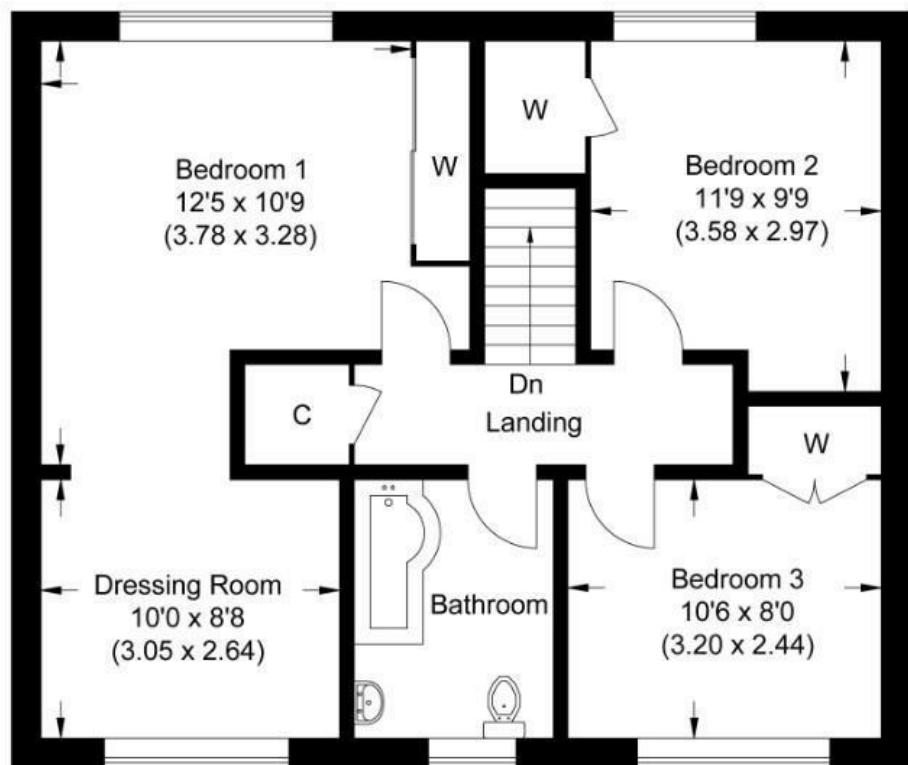
- 3 bedroom semi detached home
- Landscaped garden
- Re-fitted kitchen with Range cooker
- Dressing room to master bedroom (plumbing for en-suite)
- Separate sitting room / playroom / office
- Recently renovated throughout
- Driveway
- Wardrobes to bedrooms
- Large dual aspect lounge
- Downstairs cloakroom

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Ground Floor

Approximate Gross Internal Area  
148.70 sq m / 1600.59 sq ft



First Floor

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

## Entrance

Security lamps. Timber and glazed front door. New cladding.

## Entrance Hall

Sunken coconut front door mat. Wood effect flooring. Radiator. Two under stairs cupboards. Doors to:

## Cloakroom

Two-In-One toilet and sink. Matt grey ladder style radiator. Tiled floor and partially tiled walls. Obscure window to side aspect. Inset ceiling lights.

## Lounge

21'9" x 9'8"

Feature electric fireplace. Window to front and rear aspect. Two radiators.

## Office / Playroom / Sitting Room

16'0" x 8'11"

Wood effect flooring. Window to front aspect. Inset ceiling lights. Consumer unit cupboards. Radiator.

## Dining Area

9'5" x 14'9"

Windows to side and rear aspect. Patio doors leading to landscaped garden. Two Velux windows. Inset ceiling lights. Wood effect floor. Radiator.

## Kitchen

12'7" x 9'1"

Newly re-fitted Shaker style kitchen with a range of eye and base 'soft-close' level units with complementary resin countertops incorporating sink and drainer. Tiled splashbacks. Rangemaster with 6 plate induction hob and extractor over. Integrated fridge/freezer and slimline dishwasher. Space for washing machine and tumble dryer. LED downlights

under wall units. Inset ceiling lights. Wood effect flooring.

## First Floor

### Landing

#### Master Bedroom

12'4" x 10'9"

Double wardrobe. Radiator. Window to rear aspect. Opens to:

#### Dressing Room

10'0" x 8'7"

Obscure window to front aspect. Radiator. The dressing room has plumbing to be converted in to an en-suite.

#### Bedroom Two

11'8" x 9'8"

Built in wardrobe. Radiator. Window to rear aspect.

#### Bedroom Three

10'5" x 8'0"

Double mirrored built in wardrobe. Radiator. Window to front aspect.

### Bathroom

Low level flush w/c. Pedestal wash hand basin.

Panel bath with drench head and hand held shower over. Matt grey ladder style radiator. Fully tiled floor and walls. Inset ceiling lights. Extractor fan. Obscure window to front aspect.

## Outside

### Front Driveway

Driveway for at least 2 vehicles.

## Front Garden

Mostly laid to lawn. Plant border to front of house. Side access.

## Rear Garden

Landscaped with large Porcelain slabs, lawn and bark areas. Outside security lamps. Timber shed. Bin store. Access at side to front of property.

## Agents Note

Can be offered chain free.

Loft is boarded.

Water softener is in the loft.

Re-wired 3 years ago.

Boiler is in the loft. 8 years old.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77

