



29 Paddock Road, Buntingford, SG9 9EX

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# 29 Paddock Road, Buntingford, SG9 9EX

Price £499,000

In the heart of Buntingford is this characterful and spacious end terrace Victorian cottage. Offering a spacious sitting room, leading seamlessly to a luxury kitchen and dining area. The kitchen is a true highlight, featuring bi-fold doors that open up to the expansive garden, creating a wonderful indoor-outdoor flow. The underfloor heating in both the kitchen and the bathroom adds a touch of luxury, ensuring comfort throughout the seasons. The first floor boasts two bedrooms, one of which is currently utilised as a dressing room and a well-designed bathroom with underfloor heating. Ascend to the second floor, where you will find the third bedroom, offering privacy and tranquillity. The property is set within a generous plot, featuring an impressive garden of approximately 150ft. This outdoor space is not only perfect for relaxation but also includes an outside kitchen, a large gym, and a workshop, catering to a variety of hobbies and interests.

- Spacious three bedroom Victorian Cottage
- Large kitchen / dining room with bi-folds opening on to the garden
- Bedroom three utilised as a walk-in wardrobe
- Exceptional garden with various areas including outdoor kitchen
- Further workshop to the end of the garden

- Large sitting room featuring a wood burning stove
- Wall panelling, Victorian style radiators, Shutters to windows
- Underfloor heating to the bathroom and kitchen
- Large cabin currently used as a gym
- Walking distance to High Street

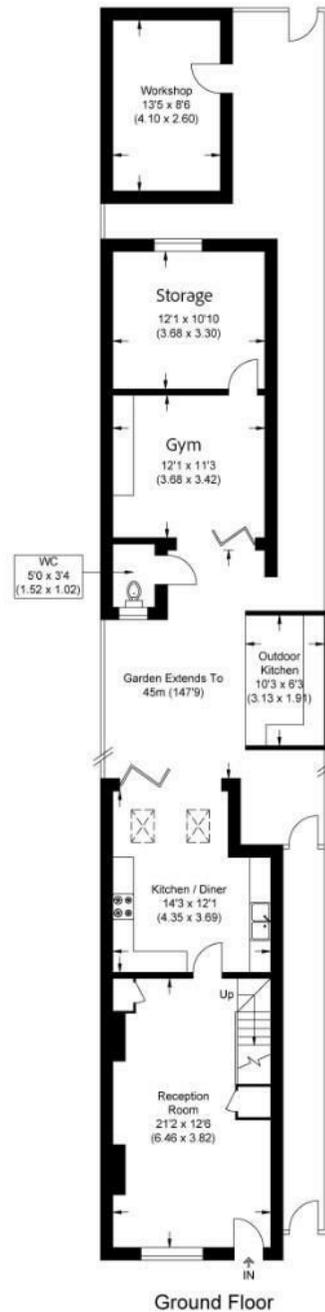
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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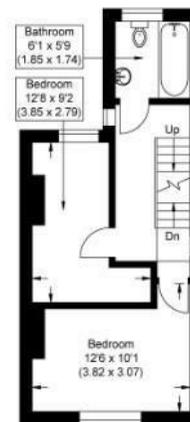


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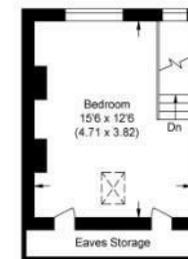
Approximate Gross Internal Area 88.20 sq m / 949.37 sq ft  
 (Excludes Workshop, Outdoor Kitchen & Annexe)  
 Workshop Area : 10.70 sq m / 115.17 sq ft  
 Outdoor Kitchen Area : 6.0 sq m / 64.58 sq ft  
 Annexe Area : 27.0 sq m / 290.62 sq ft



Ground Floor



First Floor



Second Floor

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

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.

## **Storm Porch**

Security lamp. Timber & glazed front door.

## **Sitting Room**

Feature fireplace with wood burning stove. Wall panelling. Timber flooring, Victorian style radiator. Window with shutter to front aspect. Understairs storage cupboard. Further storage. Stairs to first floor. Through to:

## **Kitchen Diner**

Fitted with a range of base and wall units with solid timber countertops. Integrated electric oven, 5-ring gas hob and extractor over. Tall cupboard space for washing machine, fridge and freezer. Integrated dishwasher. Composite sink and drainer. Metro style tile splash backs. Radiator with cover, Underfloor heating. Two Velux windows to dining area. Bi-fold doors open to rear.

## **First Floor**

### **Landing**

Window with shutters to side aspect. Stairs to second floor. Doors to:

### **Bedroom Two**

Window with shutters to front aspect. Built in wardrobe. Radiator.

### **Bedroom Three**

Currently used as a walk-in wardrobe with extensive hanging and storage space. Window with shutters to the rear. Wood effect flooring. Inset ceiling lights. Radiator with cover. Wall panelling.

### **Bathroom**

Pedestal wash hand basin. Panel bath with drench head and hand held shower over. Glazed shower screen. Low level flush w/c. Obscure window to rear with shutters. Extractor fan. Inset ceiling lights. Underfloor heating.

## **Second Floor**

### **Bedroom One**

Window to rear aspect. Velux window to front. eaves storage. Feature open brickwork. Radiator.

### **Outside**

#### **Front**

Low wrought iron fence. Path leading to front door. Side access. Decorative slate chippings to front garden.

#### **Rear Garden and Workshop.**

In excess of 150ft the garden is separated in to multiple different areas to include patio area, decked areas, outdoor kitchen area, further decking leading to the gym, with side access to the workshop and under cover storage area to the rear.

#### **Gym**

Bi-fold doors lead to the decked area. Side storage cupboard. Power. Skylights.

#### **Agents Note**

Underfloor heating control unit situated at the foot of the second floor staircase.









