



## HARE STREET ROAD, BUNTINGFORD

4 2 2 EPC E

Ensum Brown are delighted to bring to the market this four bedroom detached dwelling which offers just under 1500 sq.feet of living accommodation with stunning lounge/kitchen, ground floor bathroom and shower room.

GUIDE PRICE  
**£650,000**

- VIRTUAL REALITY 360° TOUR
- Four bedroom family home
- Detached chalet bungalow
- Off street parking
- Popular market town of Buntingford
- Approximately 1500 sq.feet
- Full width lounge/kitchen
- Ground floor bathroom
- Very good condition throughout



**VIEWINGS - COVID-19 \*\*VIEWINGS ARE STILL PERMITTED DURING JANUARY 2021 LOCKDOWN RESTRICTIONS\*\***

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

**ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR**

To view our tour please click on the 'VIRTUAL TOUR' tab. Explore this property in full 360° reality. If you wish to view this home with one of our agents then simply call us and arrange a time where we can video link with you on the tour at the touch of a button, we can often do this with you instantly, so don't hesitate to contact us. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

PROPERTY INSIGHT Ensum Brown are delighted to bring to the market this superb four bedroom detached dwelling which offers just under 1500 sq. feet of excellent living accommodation with stunning full width lounge/kitchen, ground floor bathroom and shower room located in the ever popular market town of Buntingford.

On arrival the property is set just back from the main road with off street parking for around three vehicles and is elevated behind a red brick wall with mature shrubs and trees.

Stepping inside, the entrance hallway is bright and spacious with light brown wood effect flooring giving access to all of the rooms along with the stairs to bedroom three which is on the first floor. The lounge and kitchen are the heartbeat of this home with fantastic views of the rear garden enjoyed through French doors and double glazed windows. The lounge area is a great size and gives a real country feel to it with log burning stove and plenty of space for sofa's, the kitchen area comprises of a wide range of base and wall storage units all topped with a light grey laminate worktop. There is space for a range master style cooker with extractor fan above and integrated are the fridge freezer and dishwasher. A stylish and practical breakfast bar separates the kitchen from the lounge area but also allows the open plan concept to work for entertaining and watching over the kids. The master bedroom and bedroom two both face the front of the property and are generous double rooms. The main bathroom comprises of a tiled panel bath, low flush wc and pedestal hand wash basin all fully tiled with a fine choice of wall and floor tiles.

The separate shower room has recently been renovated with light grey wall tiles, wall hung handwash basin with vanity unit below and walk-in shower cubicle with wall mounted shower attachment. The dining room is located at the end of the hallway and measures 21 ft in length and enjoys views of the rear garden. The ground floor also can be accessed by a separate front entrance that could lend itself as an annexe conversion for a home office/studio space. This would work great for people who may be working from home.

Stepping outside, the south facing garden is mainly laid to lawn with a patio area bordering the house, a pergola well positioned in the far corner and access to the front from the side. The garden backs on to public playing fields with gated access which is ideal for dog walkers



Ware

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WILLINGTOWN NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		