



Skipps Meadow
Hertfordshire
SG9 9FP





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Abode are delighted to offer to market this well presented family home in the popular East Hertfordshire town of Buntingford. Located in a peaceful cul-de-sac and a short walk to both Edwinstree Middle School, Freman College, and a large local park this property would make an ideal home for any family. With accommodation over three floors, the ground floor we find a modern Kitchen/Dining Room with French doors to the rear garden, a Large Family Room and WC. On the first floor we find a second lounge/fourth bedroom and the master bedroom with ensuite shower room. Whilst on the second floor we find two further double bedrooms and family bathroom. The property further benefits from a private rear garden, a garage on block immediately behind the property with off road parking. The home is also offered for sale chain free. Abode would highly recommend viewing of this lovely family home by prior appointment only.

About Buntingford

Welcome to Buntingford, a historic town steeped in charm and character, located in the heart of Hertfordshire. Dating back to medieval times, Buntingford's rich history is evident in its picturesque streets and exceptional architecture.

Entrance Hall:

With wood tiled flooring, cloakroom, doors to dining room/family room, WC and Kitchen/Breakfast Room

Dining Room/Family Room: 2.71m (8'11") x 5.03m (16'7")

This bright generous sized room could be utilised as required, with double glazed window to front aspect

Kitchen/Breakfast Room: 4.83m (15'11") x 3.07m (10'1")

A large open plan kitchen/breakfast room, French doors and double glazed windows to the private rear garden. The modern gloss white finished kitchen comes complete with gas hobs, and electric double oven, integrated fridge-freezer, washing machine, dishwasher, and stainless steel basin.

WC: 0.84m (2'10") x 1.95m (6'5")

With Basin.

Reception Room/ Bedroom Two: 4.85m (15'11") x 3.30m (10'10")

With Juliet balcony and double glazed window over looking the rear garden, and views across Buntingford. Currently used as family lounge, could be utilised as bedroom two.

Master Bedroom: 3.74m (12'4") x 3.53m (11'7")

With double glazed window to front aspect and door leading to Ensuite.

Ensuite: 1.86m (6'2") x 1.78m (5'11")

A three piece suite comprising of Shower, Basin with vanity beneath and WC. Frosted window to front aspect for natural light.

Bedroom 3: 4.85m (15'11") x 3.30m (10'10")

A well proportioned double bedroom, with double glazed window to lovely views across Buntingford to the countryside.

Family Bathroom: 2.24m (7'5") x 1.90m (6'3")

A three piece suite comprising of bath, WC and basin. Finished with stainless steel towel rail and extractor fan.

Bedroom 4: 2.56m (8'5") x 4.86m (16'0")

A double bedroom with Dorma style double glazed window to front aspect.

Outside:

Garden:

The sunny South West facing rear garden extends some 36 feet, and has a patio area, it is a lovely private garden. The garden opens via a secure gate to the rear and a single garage is located in a block with adjacent parking.



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	