



9, Paddock Road

Buntingford,  
Hertfordshire, SG9 9EX  
Freehold OIEO £340,000

country  
properties

A three-bedroom character cottage situated in a sought-after residential road within easy access to the centre of this attractive north Hertfordshire village of Buntingford. The property has been refurbished to a good standard and offers a modern kitchen and bathroom and spacious open planned living room. There are three bedrooms on the first floor and parking on the street, a large garden to rear with bin access to the left of the garden. The property is also within approximately 100 metres of Layston C of E primary school which has an outstanding Ofsted rating.

- Three Bedrooms
- Open Planned Living Room
- Modern Kitchen
- Ground Floor Bathroom
- Generous Garden
- Period Features
- Electric Heating
- Close to Local Shops and Schools
- EPC Band D
- Terraced cottage

## Ground Floor

### Entrance

Via double glazed UPVC front door leading into entrance porch with glazed door to:

### Lounge/Dining Room

21' 6" x 11' 4" (6.55m x 3.45m)  
Feature log burning stove set into an attractive surround with new riven slate hearth and exposed brick chimney breast, laminate flooring, electric storage heater, TV and telephone/internet sockets, double glazed window to front and single glazed window to rear.

### Inner Hallway

Door to refitted bathroom and kitchen with laminate flooring.

### Bathroom

A modern white suite comprising bath with shower, low flush w/c, pedestal wash hand basin, metro tiled walls, electric radiator, and double-glazed window.



## Kitchen

12' 2" x 7' 9" (3.71m x 2.36m)

Comprising one and a half bowl inset sink unit with drawers and cupboards under, range of base and wall cupboards with work surface, space for electric range cooker and fitted extractor, plumbing for washing machine and dishwasher, stable door to the side leading to rear garden, space for fridge/freezer and double-glazed window to rear.

## First Floor

### Landing

Access to loft space and doors to bedrooms.

### Bedroom One

10' 4" x 10' 4" (3.15m x 3.15m)

Electric panel radiator, double glazed window, feature fireplace.

### Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Electric panel radiator and single glazed window.

## Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Electric panel radiator, storage cupboard, single glazed window.

## External

### Rear Garden

Large rear garden predominately laid to lawn with flower borders, mature trees and shrubs, garden shed, gate to rear footpath.

### Front Garden

Small front garden is gravelled with pathway to front door.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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