



# 37, The Crescent

Cottered, Buntingford,  
Hertfordshire, SG9 9QY

OIEO £375,000

country  
properties



\*\* OPEN HOUSE on Saturday 22nd June from 11:00am - 1:00pm via appointment only

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A fantastic opportunity to purchase this three bedroom semi detached family home in Cottered situated on a brilliant plot size with bundles of potential to extend (STPP). The property comprises of; entrance hallway, lounge with open fireplace, separate dining room, kitchen and downstairs shower room, to the first floor are three good size bedrooms and a separate WC. Externally the property boasts a fantastic size level garden, driveway for 4 - 5 vehicles and two single garages. \*\*\* GREAT INVESTMENT PURCHASE\*\*\*

Cottered is a small village situated only 3 miles from Buntingford, 6 miles from Baldock and 10 miles from Royston which is very attractive with lovely village greens and lots of period properties adjoining them. Cottered offers 'The Bull' public house, restaurants, St Johns the Baptist and the Holy Trinity church and a village hall. Buntingford is a lovely market town in East Hertfordshire with good first, middle and secondary schools with all of your local amenities as well as doctors, local parks, public houses, restaurants, transport links to the A10 and bus links to local towns.

- Semi-detached family home
- Two reception rooms and a separate kitchen.
- Brilliant size plot with lots of potential (STPP)
- Oil central heating
- Three good size bedrooms
- Downstairs shower room
- Driveway for 4 - 5 vehicles & two single garages
- Village location

## Ground Floor

### Entrance Porch

The entrance porch is entered via a double glazed wooden double front door with a double glazed wooden small window to both sides, the porch has lighting and leads to the obscure single glazed wooden front door into the entrance hallway.

### Entrance Hallway

Stairs ascending to the first floor accommodation, radiator, large space under the stairs for storage, single plug socket, telephone point, smoke detector, access into the living room and dining room.

### Lounge

13' 11" x 11' 0" (4.24m x 3.35m)  
Accessed via the entrance hallway and kitchen, open fireplace with tiled heath, brick surround and small wooden mantle, large radiator, double sockets, double glazed large wooden window to the rear aspect.

### Dining Room

10' 10" x 10' 9" (3.30m x 3.28m)  
Accessed from the entrance hallway with a doorway into the kitchen, dual aspect double glazed wooden windows to the front and side aspect, large radiator, plenty of single sockets.

### Kitchen

12' 5" max x 8' 11" (3.78m x 2.72m)  
Matching wall and base units with a roll edge work top, tiled splash back, laminate flooring, stainless steel sink with drainer, space for under counter fridge and freezers, radiator, single sockets, heating controls, double glazed wooden window onto the rear garden, access to the lean to and lounge.

### Downstairs Shower Room

Accessed via the rear entrance, radiator, partially tiled, obscure double glazed wooden window to the front and rear aspect, corner shower with mains shower above, wash hand basin with pedestal, low level flush WC.

## Lean To

The lean to is single glazed to both sides and rear, housing the boiler heated by oil, double sockets and lighting with an obscure single glazed wooden door accessing into the kitchen and downstairs shower room.

## First Floor

### Landing

Double glazed wooden window to the front aspect, telephone point, loft access.

### Master Bedroom

13' 11" x 10' 11" (4.24m x 3.33m)

Large double glazed wooden window to the rear aspect, built in airing cupboard housing the water tank and shelving, single sockets, radiator.

### Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed wooden window to the rear aspect, radiator, storage cupboard into the eaves.

## Bedroom Three

10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed wooden window to the side aspect, radiator, double socket.

## WC

Low level flush WC, wash hand basin, extractor fan.

## External

### Rear Garden

The rear garden provides a fantastic size plot which is mainly laid to lawn and fully enclosed via fence to all sides. The space comprises; large patio area, car port structure, a range of storage sheds, access to the two single garages, pathway leading to the rear of the garden, two oil tanks, lean to providing access into the rear entrance.

### Side

Driveway providing off road parking for 4 - 5 vehicles leading to two wooden structure single garages.

## Front

The front of the property is mainly laid to lawn and surrounded by a picket fence with a driveway leading to the side and a pathway leading to the double glazed wooden double front door.



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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