



PADDOCK ROAD, BUNTINGFORD,  
HERTFORDSHIRE  
£410,000



**COUNTRY  
PROPERTIES**

Est  
1974

This deceptively spacious three bedroom, turn of the century home is full of character and charm. A must to view.

- Sought after location with good access to amenities.
- Dining room with feature open fireplace and walnut flooring.
- Sitting room with bay window, feature fireplace housing new enamel finish log burner and bay window to rear.
- Re-fitted kitchen with beech work surfaces with fitted oven and hob.
  - Luxurious re-fitted Villeroy & Boch bathroom.
  - EPC Band E.
- Large west facing rear garden with sturdy bespoke garden shed.
  - Detached single garage.



### Dining Room

3.81m (12' 6") x 3.66m (12' 0")

Half glazed front door leading in to dining room, sash window to front aspect, feature open fireplace with slate hearth and cast iron surround, real wood walnut flooring, door to staircase to first floor and under stairs cupboard, opening to:-

### Sitting Room

4.27m (14' 0") x 2.87m (9' 5")

Bay window to rear aspect, feature open fireplace with slate hearth and brick surround housing enamel finish Morley multi fuel log burner, real wood walnut flooring, contemporary style radiator, wiring for wall mounted flat screen TV, opening in to:-

### Kitchen

4.01m (13' 2") x 2.08m (6' 10")

Two windows to side aspect and door to side aspect opening to rear garden, re-fitted with a range of wall and base units with beech work surfaces over, inset one and a half bowl sink unit, stainless steel splash back, space for washing machine and space for dishwasher, stainless steel fitted five ring gas hob with double oven and extractor hood over. 'Amtico' flooring and door opening in to:-

### Bathroom

2.08m (6' 10") x 2.79m (9' 2")

Two double glazed windows to rear aspect, re-fitted with a luxurious Villeroy & Bosch bath with Phillippe Starck Hansgrohe fittings and shower attachment, low level w.c with glass brick screen, wash hand basin inset to a wooden vanity unit, contemporary style towel rail radiator, tiled walls and 'Karndean' flooring.

### Landing

1.91m (6' 3") x 3.35m (11' 0")

Max. Access to loft space, wrought iron banister and doors off to all first floor bedrooms.

### Bedroom Two

10' 11" x 10' 7" ( 3.33m x 3.23m ) Window to rear aspect and radiator.

### Master Bedroom

10' 11" x 10' 8" ( 3.33m x 3.25m ) Sash window to front aspect, walk in storage cupboard and radiator.

### Bedroom Three

3.43m (11' 3") x 2.08m (6' 10")

Window to side aspect, radiator, fitted double wardrobe.

### Front Garden

Enclosed from the road by a brick wall, gated access from the path with flower and shrub borders.

### Rear Garden

Measuring approx 100ft in length this west facing garden is mainly laid to lawn with a range of flower and shrub borders and mature trees and shrubs, paved patio area all enclosed by panel fencing with gated side access. Large timber framed shed with multipane windows to front, stable door, concrete floor and pitched roof with felt tiles and access door through to garage.

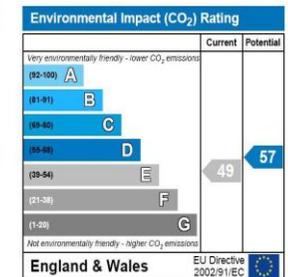
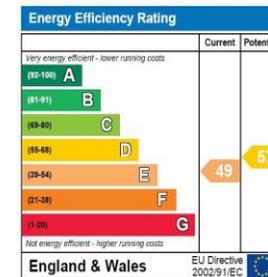
### Garage

Detached garage with up and over 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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