



Elliot Heath
ESTATE AGENTS

4 Peasmead, BUNTINGFORD

Guide Price **£340,000**

4 Peasmead

BUNTINGFORD, Buntingford

Charming 2-bed modern home in Buntingford cul-de-sac. Living/dining areas, kitchen, garden, driveway. Easy access to A10, rail, amenities. Call Elliot Heath on 01920 293333.

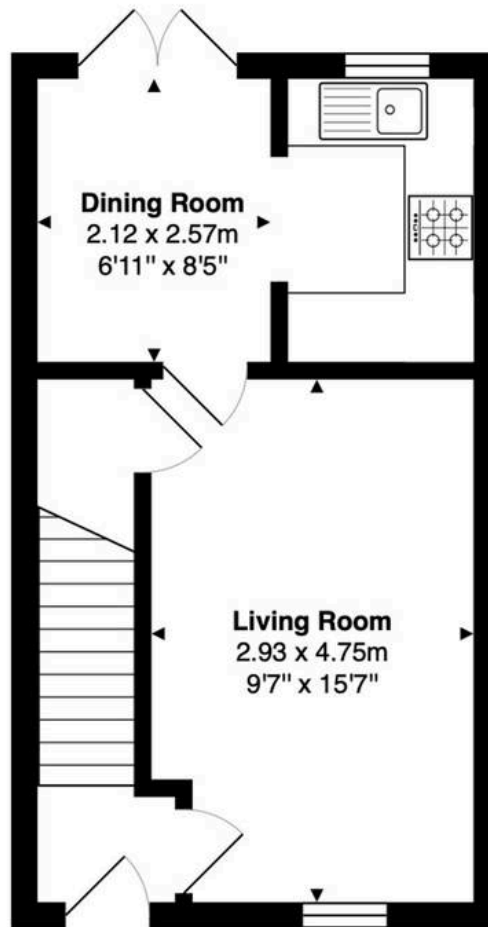
Council Tax band: D

Tenure: Freehold

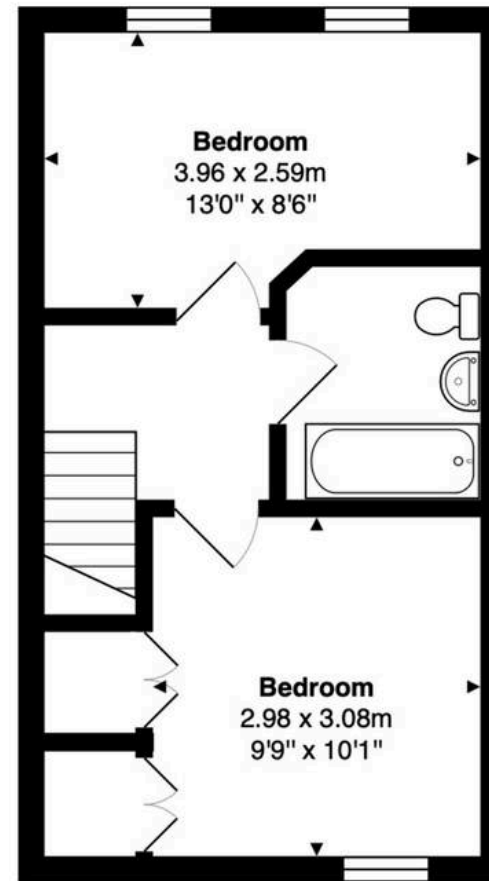
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 29.7 m² ... 319 ft²



First Floor
Area: 29.6 m² ... 319 ft²

Total Area: 59.3 m² ... 638 ft²

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With stairs rising to first floor landing, radiator, door to:

Living Room

9' 7" x 15' 7" (2.93m x 4.75m)

With double glazed window to front aspect, wood effect flooring, two radiators, feature fireplace, understairs storage cupboard, door to:

Dining Room

6' 11" x 8' 5" (2.12m x 2.57m)

With double glazed double doors opening onto the rear garden, radiator, wood effect flooring, open to:

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in electric oven with gas hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, wall-mounted 'Ideal Classic' gas fired boiler.

First Floor Landing

With radiator and doors to:

Bedroom One

9' 9" x 10' 1" (2.98m x 3.08m)

With double glazed window to front aspect, radiator, built in wardrobe cupboard and airing cupboard housing hot water cylinder.

Bedroom Two

13' 0" x 8' 6" (3.96m x 2.59m)

With two double glazed windows to rear aspect, radiator.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over, low flush wc, pedestal wash hand basin, fully tiled, radiator.





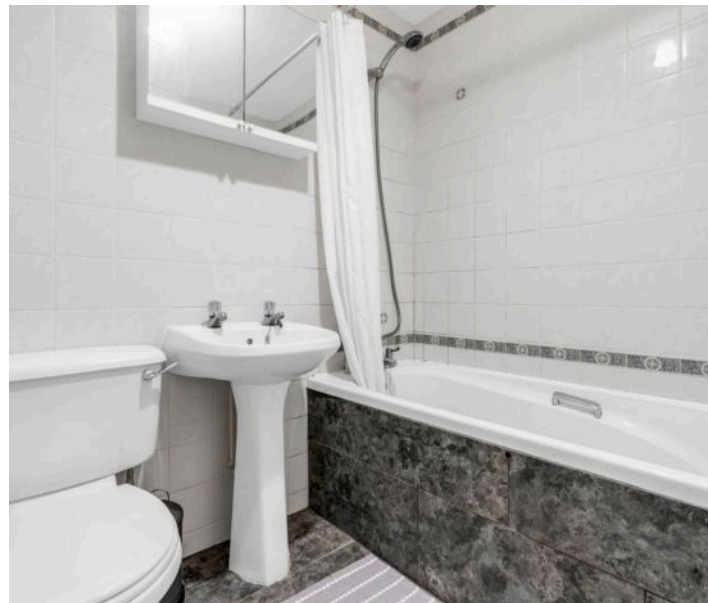
REAR GARDEN

Secluded rear garden with paved patio seating area leading to lawn, and a further decked seating area, timber garden shed and gated access to the side.

DRIVEWAY

1 Parking Space

Driveway to the front of the property providing off street parking for one vehicle.





Elliot Heath Estate Agents

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