



# 124 Fairfield, Buntingford

Buntingford

Guide Price **£725,000**



# 124 Fairfield

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Ensum Brown offer this extended detached family house located in one of Buntingford's most sought-after residential areas. Featuring 2 reception rooms, kitchen/breakfast room, utility room, cloakroom/WC, 4 double bedrooms, 3 bath/shower rooms, landscaped rear garden, 2 garages & driveway parking.

Council Tax band: F

Tenure: Freehold



## PROPERTY INSIGHT

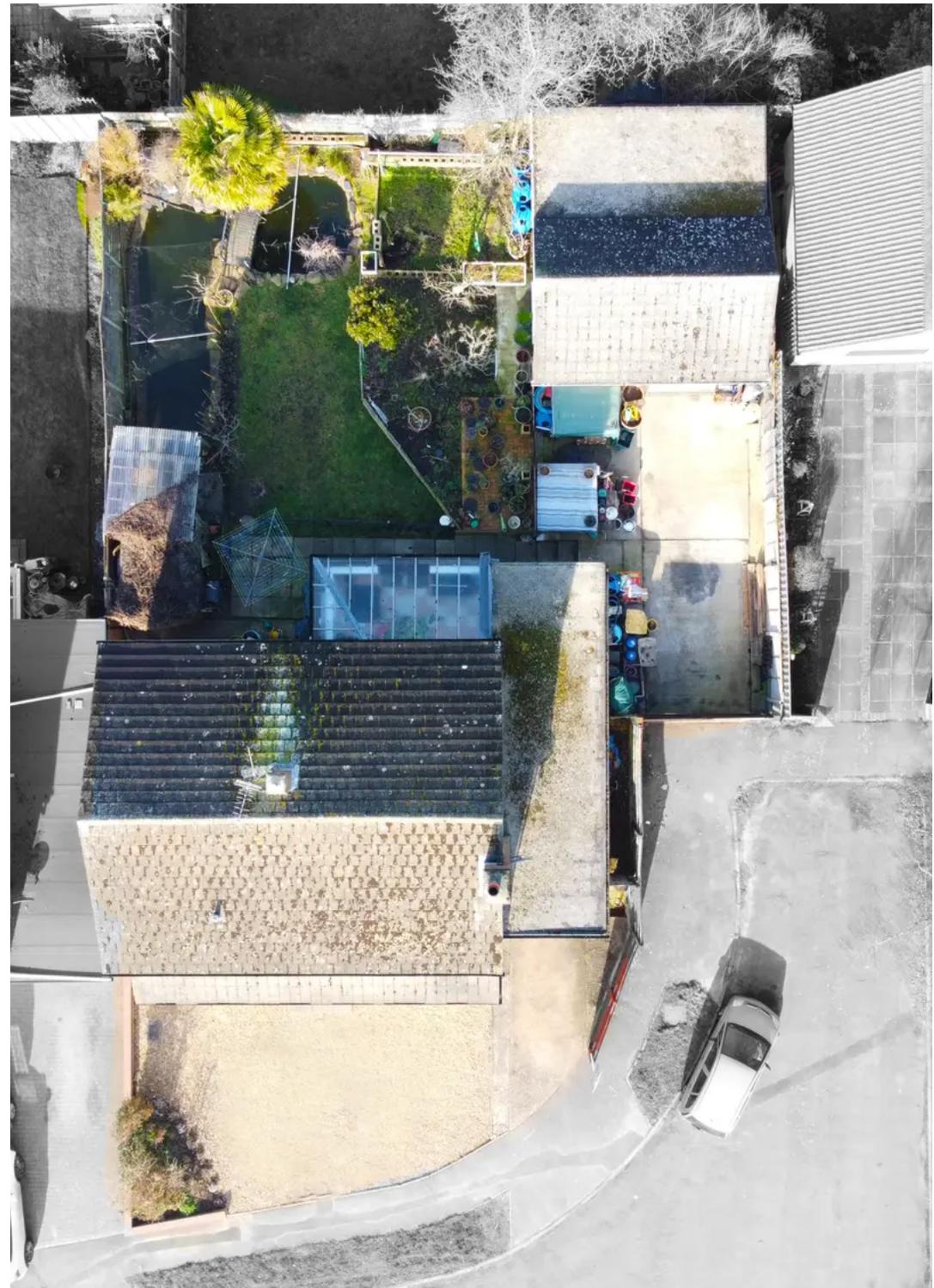
Ensum Brown are delighted to present this spacious and well-presented 4 bedroom detached family house positioned in one of Buntingford's most sought-after developments. Rarely available, this fine extended detached home already offers generous accommodation arranged over 2 floors, however it has excellent potential to further enlarge by converting the tandem garage and this could even lend itself to a self-contained annexe if required and subject to obtaining the relevant planning consents to do so. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Approaching the property it has a great deal of kerb appeal, with a driveway providing off street parking for multiple vehicles and this leads to the tandem garage which is accessed via an up-and-over door. There's also side access via a secure gate and this leads through to the rear garden.

Entering into the welcoming porch, this is the perfect introduction to this home offering tiled flooring. An internal partly-glazed door opens into the main entrance hall which is bright and spacious, again with the continuation of the tiled flooring. Doors lead off to the study, utility room, guest cloakroom/WC, kitchen/breakfast room and the large open-plan living/dining room.

The first reception room is positioned at the front of the property, it's currently being used as a work-from-home study, however it could be utilised as a playroom or a snug if so required. Featuring laminate wood effect flooring, a double glazed window to the front aspect, TV point and a radiator. This versatile room is a great additional reception space with a variety of uses.

Moving back into the entrance hall, you will find a handy utility room with storage shelves and space for the essential appliances including a washing machine, tumble dryer and freezer. The utility room offers laminate wood effect flooring and it's a great space for hats and coats storage with a fitted rack.





Heading into the guest cloakroom/WC, this is well-appointed with a 2-piece white suite comprising of a wash hand basin and low level push flush WC along with other benefits to include tiled flooring, partly-tiled walls, a wall-mounted storage cabinet and an obscured double glazed window facing the side aspect.

The re-fitted kitchen/breakfast room is positioned at the back of the house and provides a pleasant outlook over the rear garden. The kitchen has been tastefully fitted with a range of matching cream wall and base units complemented by laminate worktops and 2 bowl stainless steel sink with accompanying drainer. There's space for a large fridge/freezer and a Rangemaster-style cooker along with an integrated dishwasher and built-in coffee machine plus microwave. Other features include a double glazed window to the rear aspect, a double glazed door leading out to the side of the property and spotlights.

Now we head into the large open-plan living/dining room which is a fantastic space and perfect for entertaining friends and relatives on special occasions. This dual-aspect extended room offers a fine sense of space along with a feature brick-exposed fireplace, fitted carpet, a double glazed windows to the front aspects and a door which leads into the conservatory. There are two designated areas, one for the family to relax together after a hard day and the other a good-size dining area with ample space for a dining table and chairs. The stairs leading up to the first floor accommodation are also positioned off the dining area.

Completing the ground floor accommodation is the conservatory which is a good addition to the property; an ideal space to relax and unwind with a book and a glass of wine whilst fully appreciating the views over the rear garden. This dual-aspect conservatory offers tiled flooring, double doors opening into the rear garden and an internal door from which you can access the tandem garage.



Going up to the first floor accommodation via the open-tread staircase, you are greeted by a spacious landing with an airing cupboard housing the hot water cylinder. The loft space can also be accessed via the landing and this has potential to be converted, subject to obtaining the relevant consents. Doors lead off to the 4 bedrooms and the family bathroom/WC.

The generous principal bedroom offers an excellent-size bedroom together with ample space for freestanding wardrobes. A bright room thanks to the double glazed window facing the rear aspect, this bedroom also benefits from an en-suite shower room which the current vendor has cleverly converted from a built-in wardrobe space; now offering a wash hand basin with chrome hot/cold taps and a shower cubicle with wall-mounted shower.

Going into the second bedroom, this is another good-size double bedroom with 2 double glazed windows facing the rear and side aspects along with another en-suite shower which again has been cleverly converted from the original built-in wardrobe space; now offering a wash wash hand basin incorporating a shower cubicle with wall-mounted shower.

The third bedroom offers a double glazed window facing the front aspect, a built-in wardrobe and a radiator. Another double bedroom with ample space for freestanding furniture. Going into the fourth bedroom, again with a double glazed window facing the front aspect, a radiator and ample space for freestanding furniture - this is yet another double bedroom.

Completing the first floor is the well-appointed and spacious family bathroom which offers a 4-piece suite comprising of a low level flush WC, wash hand basin with chrome hot/cold taps, a bath with chrome mixer tap and shower attachment plus a separate corner shower cubicle offering a wall-mounted shower. Complementary features include an obscured double glazed window to the front aspect and vinyl flooring.

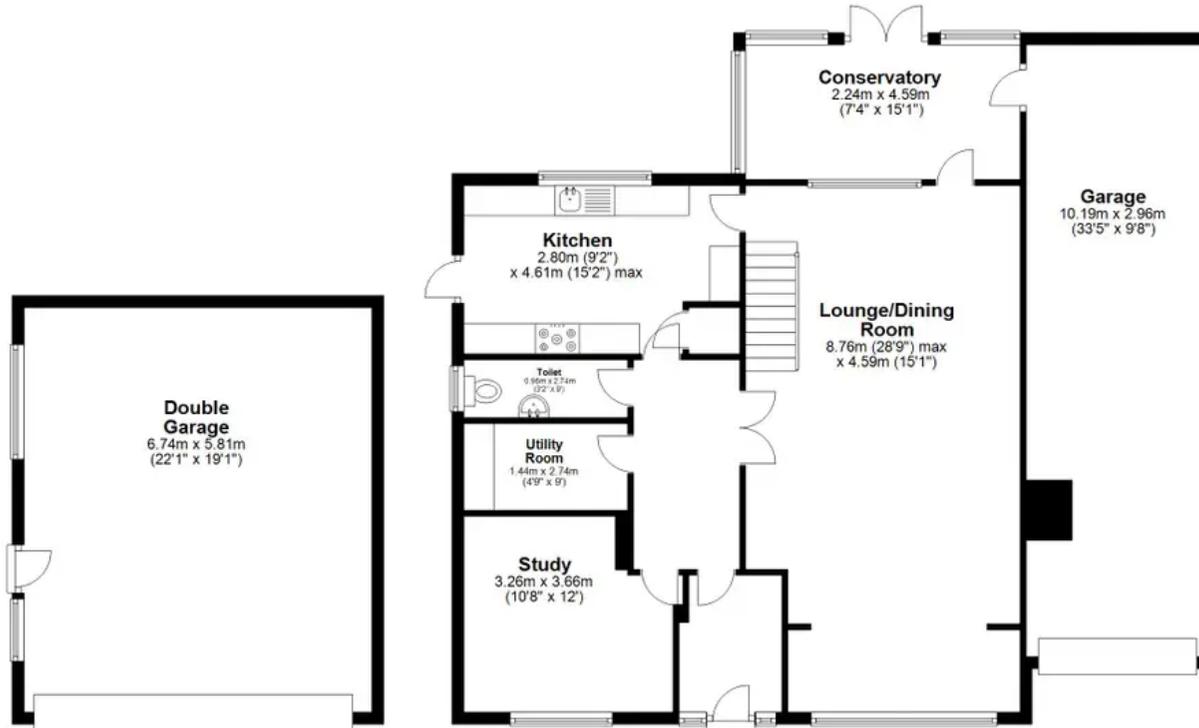






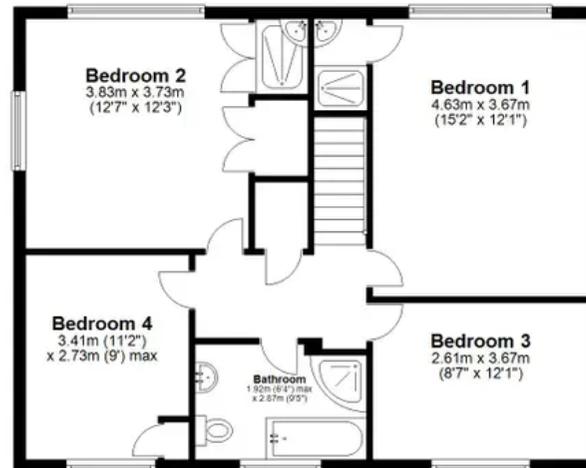
### Ground Floor

Approx. 162.6 sq. metres (1750.4 sq. feet)



### First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 232.1 sq. metres (2498.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



## Ensum Brown

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