



The Sidings Station Yard, Buntingford SG9 9FH

welcome to

The Sidings Station Yard, Buntingford

Formerly part of the station house, an extremely well presented home offering flexible accommodation together with a secluded low maintenance garden and 2 allocated parking spaces. Viewing is highly recommended.

Entrance Porch

Entered via door to the side aspect and opening leading to lounge.

Lounge

Double glazed window to the front aspect, double glazed window to the side aspect, wall mounted electric fire with surround, wall mounted lights and two wall mounted electric heaters.

Inner Hallway

Stairs rising to first floor landing and doors leading to:

Kitchen

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with induction hob and cooker hood over, integrated dishwasher, integrated fridge/ freezer, plumbing for washing machine, wall mounted electric heater, spotlights to ceiling, Lantern to ceiling, double glazed window to the side aspect and double glazed door to the side aspect leading to rear garden.

Bedroom Two

Double glazed window to the rear aspect and wall mounted electric heater.

Shower Room

Suite comprising shower cubicle, wash hand basin with mixer tap over, low level WC, partly tiled and double glazed obscured window to the front aspect.





First Floor Landing

Stairs rising from inner hallway, door leading storage cupboard and bedroom one.

Bedroom One

Two double glazed windows to the front and side aspect, built in wardrobes, access to loft space, spotlights to ceiling, wall mounted electric heater and door leading to bathroom.

Bathroom

Four piece suite comprising free standing roll top bath, shower cubicle, wash hand basin with mixer tap over, spotlights to ceiling and Velux window.

Externally

Front

Small grassed open frontage with off road parking to the side aspect.

Rear Garden

Mainly laid with paving slabs for seating small Astro Turf areas, fully enclosed with timber fencing and side gated access.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



view this property online williamhbrown.co.uk/Property/RYN110958



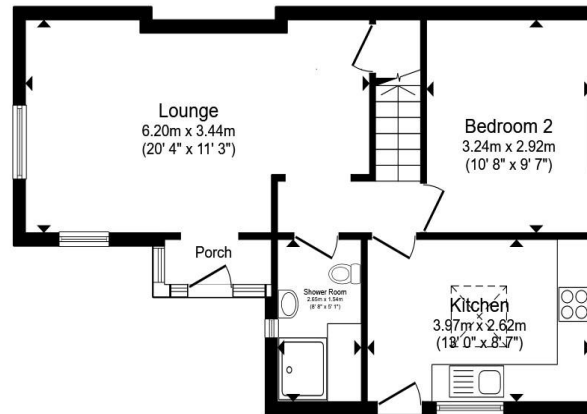
welcome to

The Sidings Station Yard, Buntingford

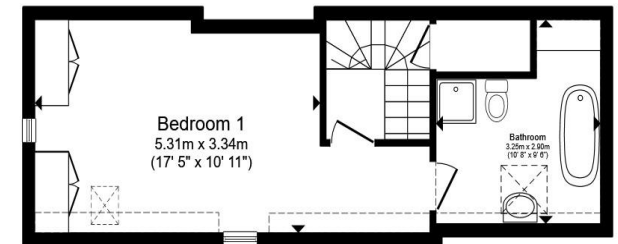
- Beautifully presented home formerly part of the station house
- Dual aspect lounge and lovely kitchen with lantern window
- Two double bedrooms & two bathrooms
- Secluded low maintenance garden
- Two allocated parking spaces

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£475,000



Ground Floor



First Floor

Total floor area 84.2 m² (907 sq.ft.) approx

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). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/RYN110958



Property Ref:
RYN110958 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk