



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

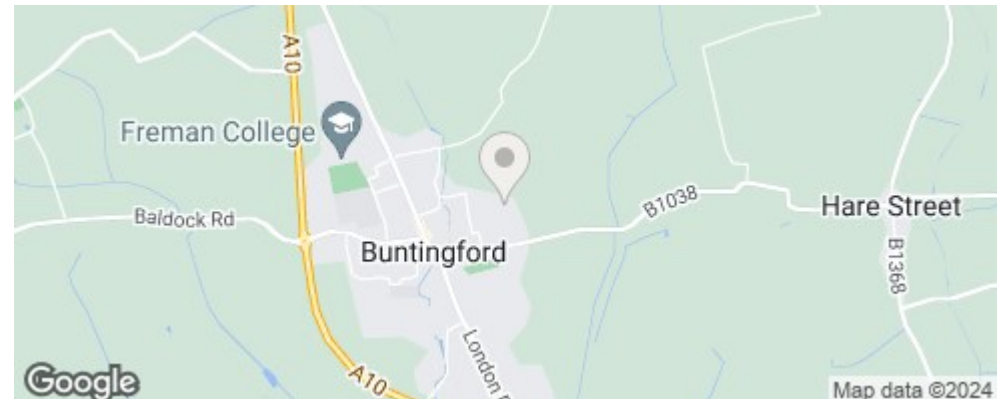
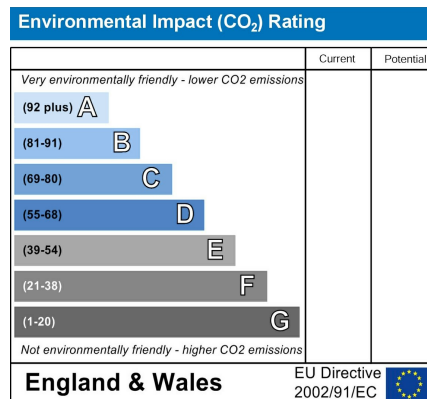
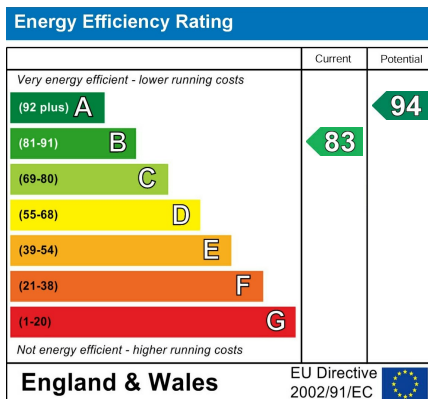
20 Spencer Close, Buntingford, SG9 9GB

# 20 Spencer Close, Buntingford, SG9 9GB

Price £430,000

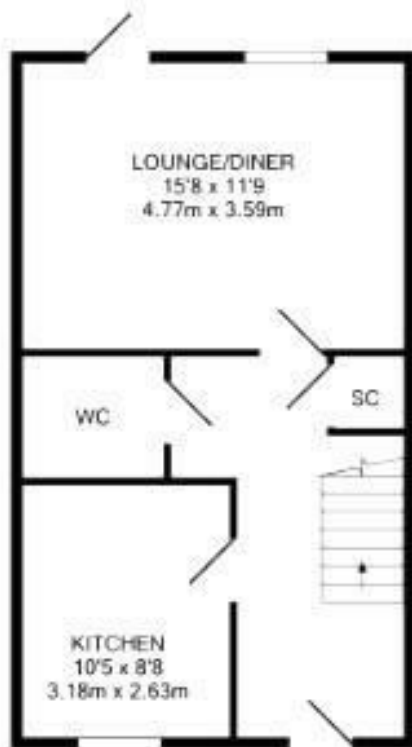
Nestled in the charming Spencer Close, Buntingford, this delightful 1,121 sqft semi-detached house offers a perfect blend of comfort and style. Boasting one reception room, three double bedrooms, and a well-appointed kitchen and allocated parking for two vehicles this property is ideal for those seeking a cosy yet spacious home. Situated on the edge of the sought-after Knights Walk development, this home offers not only a tranquil environment but also stunning views. The beautifully styled interiors create a warm and inviting atmosphere, making it a place you'll be proud to call home.

- Three double bedrooms
- Two allocated parking spaces
- Beautifully styled
- Offered as full value Freehold or shared ownership Leasehold
- Chain free!
- Edge of development
- Downstairs cloakroom
- Landscaped rear garden
- Still under 12 year NHBC warranty
- Walking distance to High Street

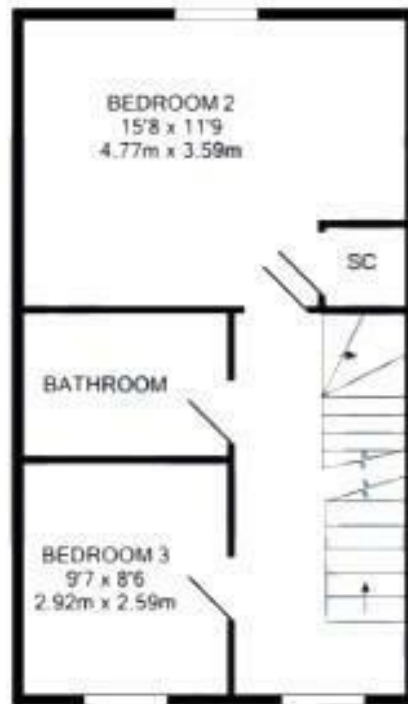


Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com





GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metriq ©2000.

**Entrance**

Canopy Porch. Security light.

**Entrance Hall**

Timber and glazed front door. Wood effect flooring. Radiator. Consumer unit. Radiator. Turning stairs to first floor. Doors to:

**Kitchen**

10'5" x 8'7"

Taupe gloss eye and base level units with wood effect countertop. Electric oven with 4-ring gas hob and extractor over. Integrated dishwasher. Houses boiler. Space for fridge/freezer. Stainless steel sink. Extractor fan. Tiled floor. Window to front aspect. Radiator.

**Cloakroom**

Pedestal wash hand basin. Low level flush w/c. Radiator. Extractor fan. Tiled floor.

**Lounge / Diner**

15'7" x 11'9"

Wood effect flooring. Window and glazed door to garden aspect. Radiator.

**Utility Cupboard**

Understairs utility cupboard with space and plumbing for washing machine and space for a tumble dryer. Shelving.

**First Floor****Landing**

Window to front aspect. Radiator. Stairs to second floor. Doors to:

**Bedroom Two**

15'7" x 11'9"

Large storage cupboard. Window to rear aspect. Radiator.

**Bedroom Three**

9'6" x 8'5"

Window to front aspect. Radiator.

**Bathroom**

Panel bath with shower over. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Wood effect floor. Extractor fan.

**Second Floor****Landing**

Large storage cupboard. Door to:

**Bedroom One**

19'10" x 12'1"

Range of complementary wardrobes and drawer sets. Window to front aspect. Two Velux windows to rear aspect. Radiator. Access to partially boarded loft.

**Outside****Front**

Compact front garden with shrubs and path leading to front door and side gate.

**Rear Garden**

Two patio areas. Laid to lawn. Timber sheds. Side access. Outside lights. Outside tap.

**Parking**

Allocated parking for two vehicles located in front of the property. Plus multiple visitor spaces.

**Agents Note**

Gas and electricity current supplier S.S.E.

Water with Affinity Water

Broadband with B.T.

Boiler serviced 2023

Loft partially boarded. (no ladder).

Service charge £59.77 per month includes grounds maintenance.













