



HUNTERS[®]

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28 Hensby Avenue, Buntingford, SG9 9RG

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Price £825,000

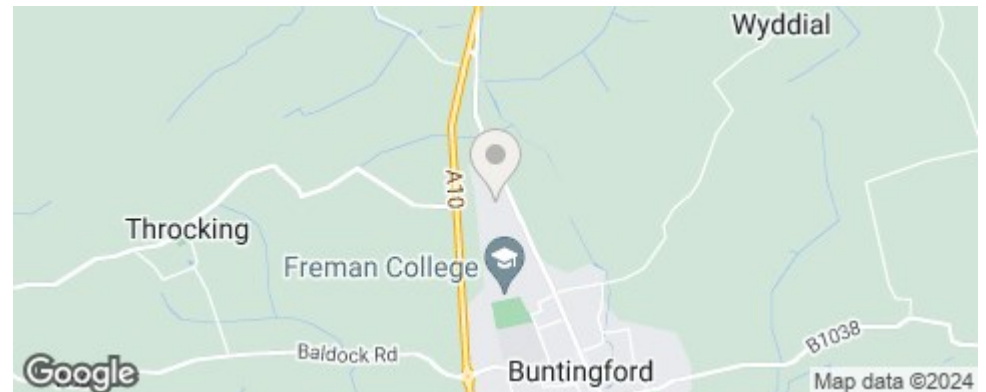
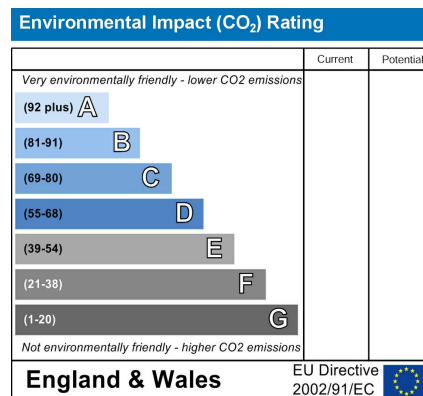
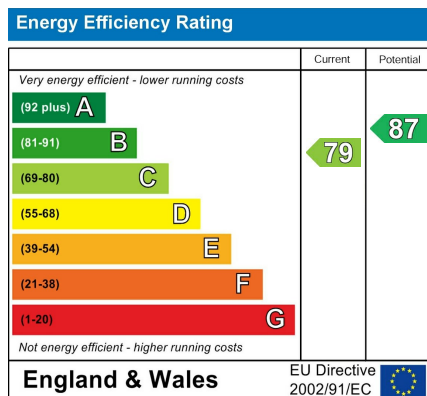
Located in the prestigious Redrow 'Maples' development in Buntingford, this 2,249sq ft detached 'Highgate' style house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and three bathrooms, this property offers ample space for a growing family.

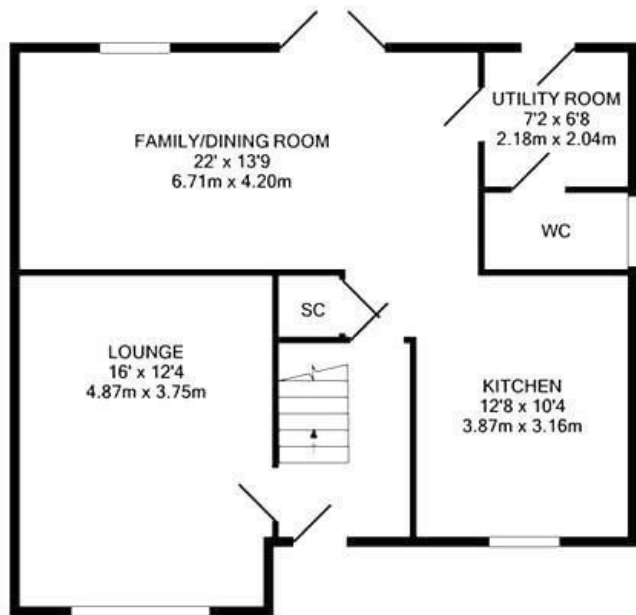
This turnkey home is a testament to modern living. The property features a double garage and a driveway with parking space for up to four vehicles, ensuring convenience for you and your guests.

One of the standout features of this residence is its desired plot location, providing a sense of privacy and tranquillity as it is not overlooked.

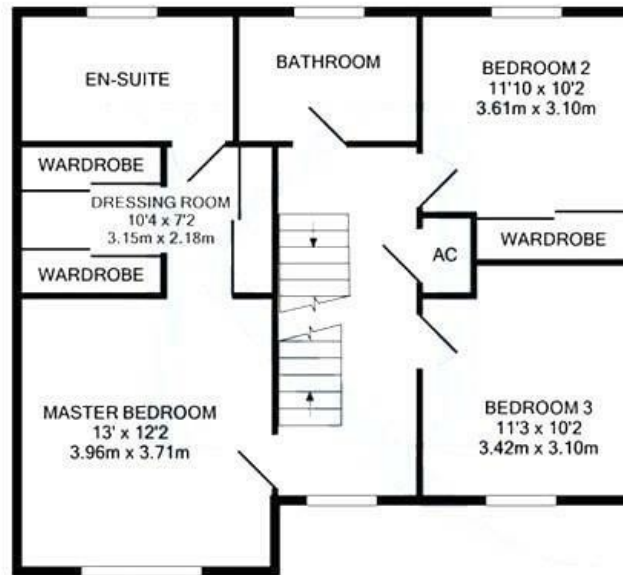
Within easy walking distance to the High Street and schools this house combines modern comfort with a touch of serenity, perfect as your next family home.

- Beautiful Redrow 'Maples' 5 bedroom, 3 bathroom family home
- Master bedroom with en-suite and dressing room
- Generous size garden without being overlooked
- Immaculate throughout
- Easy access to A10. Royston train station 8 miles away.
- Open plan kitchen & family / dining room
- Utility room and downstairs cloakroom
- Double garage with electric door and parking for up to four cars
- Amtico flooring to some rooms
- Walking distance to High Street and local schools including Freman School

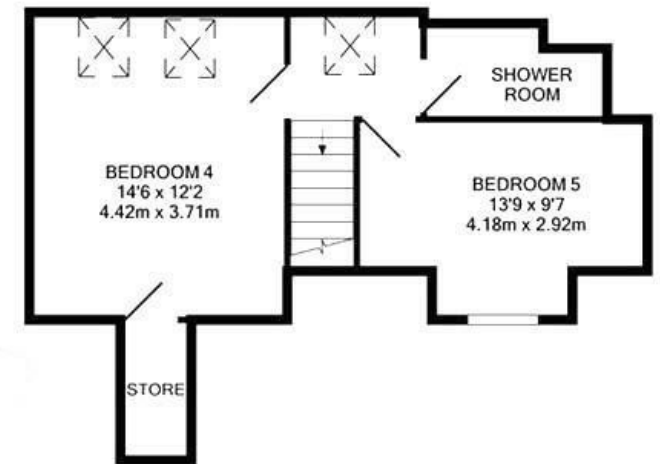




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1932 SQ.FT. (179.5 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.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance

Entrance door to:

Entrance Hall

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

Sitting Room

15'11" x 12'3"

Window to front aspect. Feature stone electric fireplace. Radiator.

Family / Dining Room

22'0" x 13'9"

Window to rear aspect Radiator. Storage unit. French doors to rear garden. Opens through to:

Kitchen

12'8" x 10'4"

Contemporary range of wall and base level units with complementary granite countertops. Double sink with mixer tap. Integrated double oven and grill with 6 ring gas hob and stainless steel extractor over. Integrated dishwasher. Integrated double fridge and double freezer. Tiled splash backs. Radiator. Window to front aspect.

Utility Room

7'1" x 6'8"

Contemporary wall and base level units with granite countertops. Single sink with mixer tap. Space for washing machine and a tumble dryer. Radiator. Houses boiler. Door to:

Cloakroom

Low level flush w/c. Wash hand basin. Tiled splash backs. Tiled floor. Houses consumer board. Obscure window to side aspect.

First Floor

Landing

Window to front aspect. Airing cupboard housing hot water cylinder. Stairs to second floor. Doors to:

Master Bedroom

12'11" x 12'2"

Window to front aspect. Radiator. Opens through to:

Dressing Area

10'4" x 7'1"

Extensive range of mirrored fitted wardrobes. Radiator. Door to:

En-Suite Shower

10'8" x 6'3"

Walk-in double length shower cubicle. Twin wash hand basins. Low level flush w/c. Tiled walls and floor. Heated towel rail. Obscure window to rear aspect.

Bedroom Two

11'10" x 10'2" inc wardrobes

Window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

11'2" x 10'2"

Window to front aspect. Radiator.

Bathroom

9'1" x 6'3"

Comprising panel bath with shower over. Wash hand basin. Low level flush w/c. Tiled walls. Tiled floor. Heated towel rail. Obscure window to rear aspect.

Second Floor

Landing

Radiator. Velux window to rear aspect. Doors to:

Bedroom Four

14'6" x 12'2"

Twin Velux windows to rear aspect. Radiator. Loft access. Deep eaves storage.

Bedroom Five

13'8" x 9'6"

Window to front aspect. Radiator.

Shower Room

Shower cubicle. Wash hand basin. Low level flush w/c. Tiled floor. Tiled walls. Heated towel rail. Extractor fan.

Outside

Front

Front garden laid to lawn with mature shrubs. Path leading to entrance and side access.

East Facing Rear Garden

42 x 53 approx

Paved patio area leading to the extensive lawn. Outside power sockets. Outside lighting. Outside tap. Side gated access. Access to garage.

Double Garage & Driveway

Electric up and over garage doors. Power and lights. Privacy door leading to garden. Driveway for up to four vehicles.

Agents Note

Conventional brick construction

Electricity with Octopus. Water with Affinity. Gas with British Gas. Sewerage - mains drainage.

Boiler - gas fired last serviced Feb 2024. Flood risk - none.

Broadband: ADSL - Under 24Mbps. 100%. Superfast - 24-100Mbps 100%. Ultrafast -100-

999Mbps 100%. Gigabit - 100Mbps 100%.







