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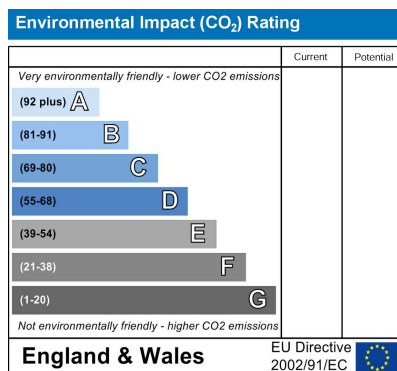
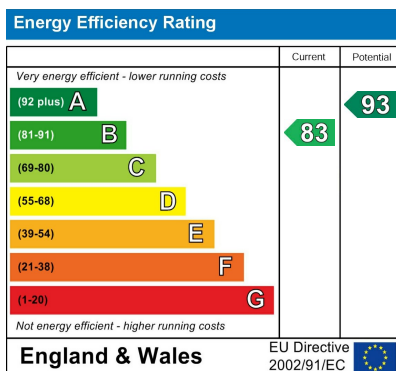
10 Keen Avenue, Buntingford, SG9 9GS

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Asking Price £540,000

Situated in an exclusive part of The Village in Buntingford, this Fairview 'Bryony' style 1172 sqft spacious four bedroom comes with two bathrooms, allocated parking plus a driveway. Tucked away in a quiet part of the development. Easy walking distance to the town centre and all local amenities plus easy access.

- Large four bedroom home with parking and a garage
- Exclusive part of the development with no through traffic
- Garage with electric door and privacy door leading to garden
- Well equipped kitchen with flexible island
- Large galleried landing
- Immaculate presentation throughout
- Landscaped rear garden
- EV Point
- Ensuite to master bedroom
- Easy access to A10 and walking distance to town centre



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The Bryony

4 bedroom family home with en-suite and separate kitchen/dining

Plots: 3, 7, 8(H), 10(H) and 11



Ground Floor

Kitchen/Dining	5.07m x 3.20m	16'8" x 10'6"
Living	5.93m x 3.41m	19'5" x 11'2"

First Floor

Bedroom 1	4.31m x 3.41m	14'2" x 11'2"
Bedroom 2	5.52m x 2.71m	18'1" x 8'11"
Bedroom 3	3.66m x 2.34m	12'0" x 7'8"
Bedroom 4	2.65m x 2.45m	8'8" x 8'0"

Total Area: 108.9sq m / 1,172sq ft

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

Storm porch canopy over half glazed composite front door. Carriage lamp to side.

Entrance Hall

18'1 x 6'2

Window to side aspect. Radiator. Stairs to first floor. Oak faced doors to all ground floor rooms and under stairs cupboard.

Sitting Room

19'5 x 11'2

Large box bay window to front with electric blinds. Radiator.

Cloakroom

4'0 x 5'7

Low level WC with centre flush. Pedestal wash hand basin. Radiator. Extractor fan. Tiled floor. Tiled splash back.

Kitchen Dining Room

16'8 x 10'6

Window to rear aspect, fully glazed door with matching glazed side panel to rear. Range of eye, base and full height units. Granite worktops and upstands. Matching moveable peninsular unit with granite work top. Inset ceramic with waste disposal. Monobloc tap with water filter. Water softener. Built in dishwasher, washing machine and fridge freezer. Inset gas five ring hob with electric fan oven below and stainless steel chimney style extractor hood over. Further ceiling mounted boost extractor. Inset ceiling lights. Tiled floor. Radiator. Kick board lighting with variable colour control.

First Floor**Landing**

9'2 x 10'5

Large galleried landing with oak faced doors to bedrooms, family bathroom and airing cupboard housing factory lagged pressurised hot water tank. Loft access with ladder and fully boarded loft.

Master Bedroom

14'2 x 11'2

Window to front aspect. Radiator. Oak faced door to en-suite shower room.

En Suite

5'1 x 8'4

Large walk in shower with power shower. Low level WC with centre flush. Pedestal wash hand basin. Extractor fan. Inset ceiling lights. Fully tiled. Obscure window to front. Chrome ladder style heated towel rail.

Bedroom Two

12'0 x 7'8

Window to rear aspect. Radiator.

Bedroom Three

18'1 x 8'11

Dual aspect room with windows front and rear. Two radiators. Loft access.

Bedroom Four

8'8 x 8

Window to rear. Radiator.

Family Bathroom

5'10 x 7'0

Panel bath with shower mixer tap and glass shower screen. Low level WC with centre flush. Pedestal wash hand basin. Fully tiled. Extractor fan. Chrome ladder style heated towel rail. Inset ceiling lights.

Outside**Front Garden**

FRONT GARDEN

Path to front door. Flower bed with mature shrubs

Rear Garden

Very pleasant space designed for entertaining. Two large sun terraces. Area laid to lawn. Large garden shed with power and light. Outside tap and power points.

Driveway

Block pavior drive to garage. Bin store area. Outside tap and power point. Further allocated parking bay to front of property.

Garage

8'11" x 18'11"

Power lift up and over door. Power and light. Half glazed composite privacy door to rear.

Extra parking

Allocated parking bay to the front of the property plus visitors parking.

Agents Note

Service charge circa £210 p.a.







