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HERE TO GET *you* THERE

41 Monks Walk, BUNTINGFORD,
Hertfordshire, SG9 9JG

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£550,000

What an amazing home. Extended 4 bedroom detached with a lovely garden and outbuilding. Read the bullet points below and then make an appointment to view.

- 31'9" Lounge/Dining Room .
- Re-fitted kitchen with white gloss fronted units.
- Master bedroom has dressing area PLUS en-suite.
- Two patio areas leads down to a lovely, mainly lawned rear garden.
- Double glazing and gas central heating.
- Converted garage providing a 16' study/playroom.
- Four bedrooms on the first floor.
- Convenience of a ground floor cloakroom.
- Amazing outbuilding/cabin with an initial lounge area leading to a bar.
- Parking to front for at least 4 vehicles.



Entrance Porch

Tiled floor. Radiator.

Cloakroom

Low level WC. Wash hand basin. Tiled walls. Tiled floor. Heated towel rail. Window to front.

Lounge/Dining Room

31'9" x 13'7"

Feature fireplace providing focal point. Sliding patio doors to rear plus window to side in dining area. Two radiators. TV point. Stairs to first floor. Square archway to:

Kitchen

11'10" x 9'8"

Re-fitted in a range of white High Gloss wall and floor units with roll over work surfaces and attractive tiled surrounds. Single drainer stainless steel sink unit with mixer tap. Extractor hood in stainless. Plumbing for an automatic washing and dish washer. Tiled flooring. Window to rear.

Study/Playroom

16' x 7'9"

Window to front. Radiator.

First floor Landing

Bedroom One

11'3" x 8'10" widening to 18'8"

Initial dressing area leads on to the room. Window to rear. Radiator. Door to:

En-Suite

Suite comprising of; shower cubicle with wall mounted mixer shower. Wash hand basin. Low level WC. Tiled walls and tiled floor. Heated towel rail. Extractor fan

Bedroom 2

12'1" x 10'9"

Storage cupboard. Window to front. Radiator.

Bedroom 3

12'1" x 8'

Window to front. Radiator. Access to loft.

Bedroom 4

8'10" x 7'5"

Window to rear. Radiator. Cupboard housing the gas fired boiler.

Family bathroom

Suite comprising of; panelled bath with mixer tap and wall mounted mixer shower. Wash hand basin. Low level WC. Tiled walls and floor. Heated towel rail. Extractor fan. Window to rear.

Front of the Property

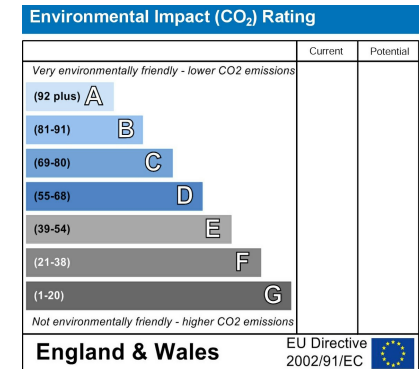
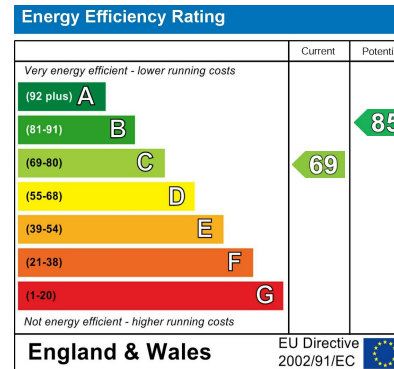
Slate chippings to border. Predominantly paved drive providing extensive off road parking - potentially up to 4 vehicles.

Rear of Property

Paved patio area to side and paved patio area to rear with raised flower bed and steps leading down to the lawn. At the bottom of the garden it leads to further raised flower boxes, a further slate chipping sitting area which then leads you to:

The Cabin

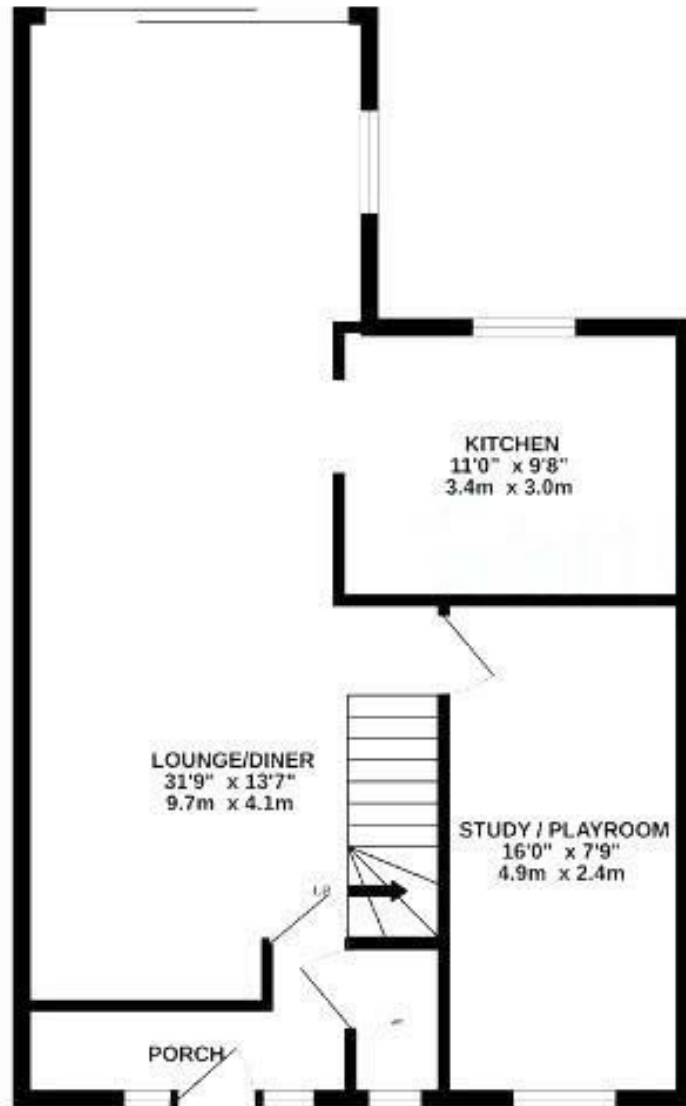
A timber constructed building offering a great retreat. An initial lounge area leads you to a bar, has light and power.



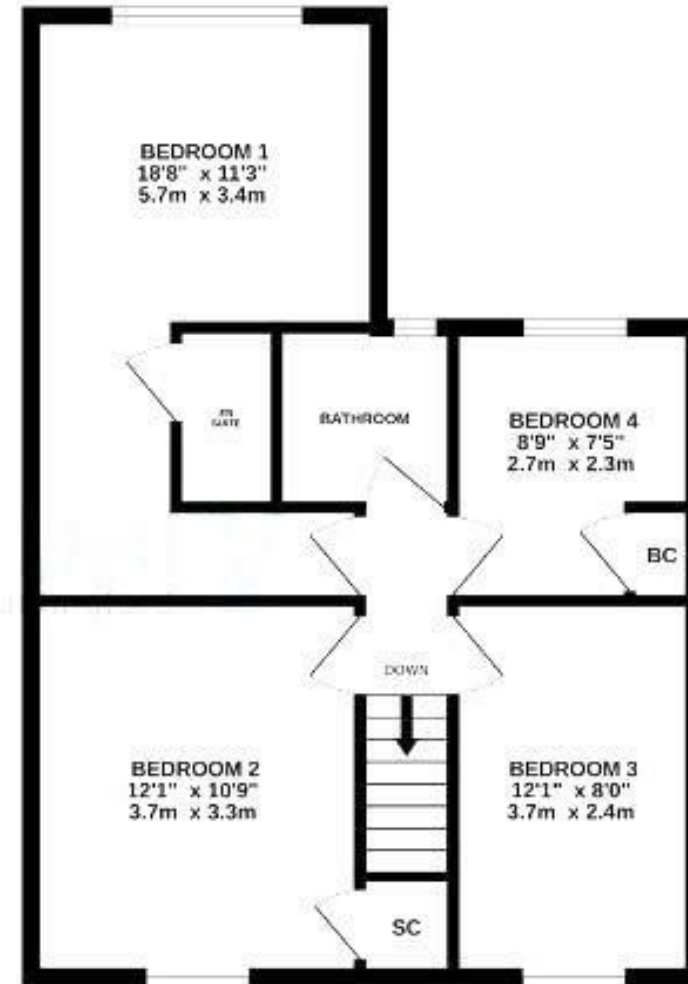
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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