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20 Meadow View, Buntingford, SG9 9SQ



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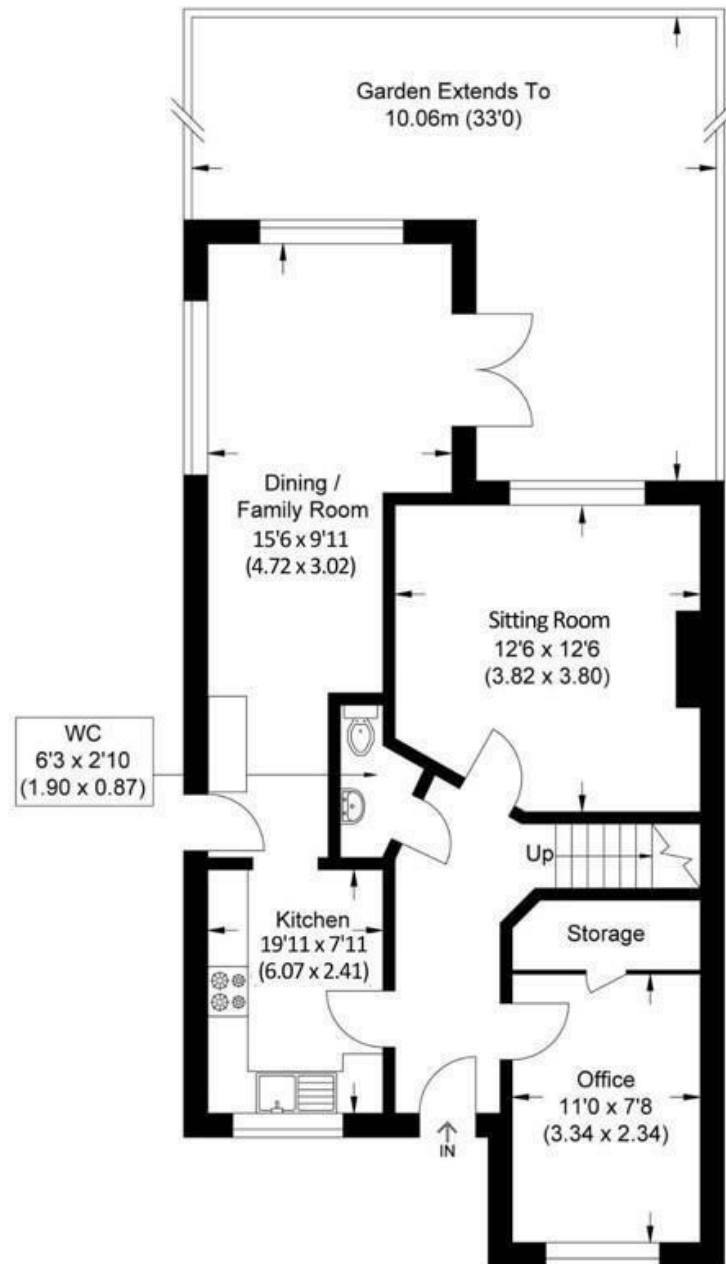
Asking Price £550,000

Detached home situated within a quiet cul de sac in one of Buntingford's sought after developments The property offers a perfect blend of comfort and style. The property features a well-appointed sitting room, a generous sized study for those working from home, and a fantastic kitchen, dining, and family room. Additionally, there is a driveway for two vehicles. With three spacious double bedrooms, modern family bathroom plus an en-suite, this house provides ample space for a growing family.

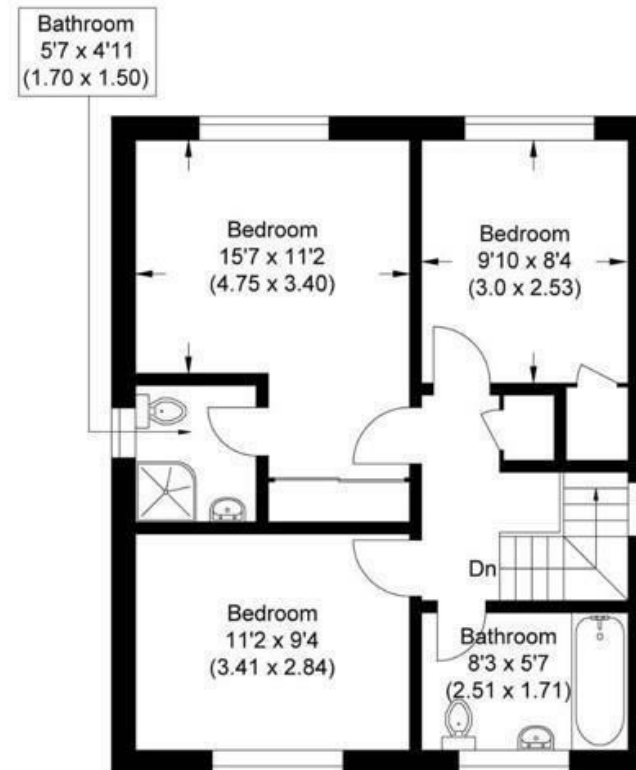
- Extended spacious 3 double bedroom family home
- Kitchen / dining / family area
- Office / Study
- Modern re-fitted en-suite to master bedroom
- Shutters to front downstairs windows and family room
- Driveway for two vehicles
- Separate sitting room
- Gas boiler and air source heat pump hybrid heating system
- Re-fitted modern bathroom and cloakroom
- Walking distance to town centre and schools

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Approximate Gross Internal Area  
106.58 sq m / 1147.21 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Entrance**  
Timber effect and glazed front door.

**Hallway**  
Radiator. Slate effect flooring. Turning stairs to first floor. Doors to:

**Open Plan Kitchen through to Dining / Family Room**

**Kitchen**  
19'11" x 7'11"  
Range of eye and base level units. Stainless steel 1,1/2 sink and drainer. Coloured glass and tiled splashbacks. Maia countertops. Double oven with four-ring gas hob and extractor over. Space for fridge/freezer, dishwasher and washing machine. Window with shutters to front aspect. Door to side alley. Radiator. Through to dining and family room.

**Dining / Family Room**  
15'6" x 9'11"  
Triple aspect with shutters to windows and French doors. Wooden effect flooring. Radiator.

**Office**  
10'11" x 7'8"  
Timber flooring. Window to front with shutters. Radiator. Loft access. Large cupboard with shelving. Houses boiler.

**Cloakroom**  
Vanity wash hand basin. Lower level flush w/c. Chrome ladder style radiator. Slate effect flooring. Extractor fan.

**Sitting Room**  
12'6" x 12'6"  
Feature fire. Window to garden aspect. Radiator.

**First Floor**

**Galleried Landing**  
Window to side aspect. Airing cupboard with shelving. Access to boarded loft (pull down ladder).

**Bedroom One**  
15'7" x 11'2"  
Built in double wardrobe. Window to rear aspect. Radiator.

**En-Suite**  
5'7" x 4'11"  
Modern refitted ensuite. Large shower cubicle with hand held and drench head

shower. Pedestal wash hand basin. Low level flush w/c. Obscure window to side aspect. Mirrored LED lit wall cabinet. Fully tiled. Chrome ladder radiator.

**Bedroom Two**  
11'2" x 9'4"  
Window to front aspect. Radiator.

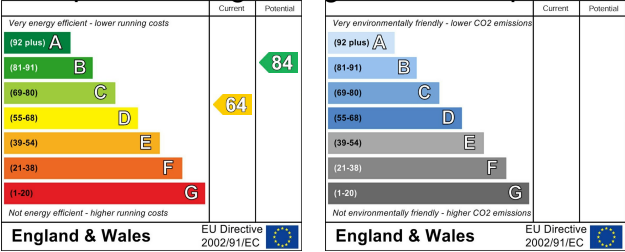
**Bedroom Three**  
9'10" x 8'4"  
Window to rear aspect. Radiator. Built in cupboard.

**Bathroom**  
8'3" x 5'7"  
Refitted modern bathroom suite comprising of P shape bath with hand held and drench head shower over and glass shower screen. Vanity unit with inset wash hand basin. Chrome ladder radiator. Low level wc with concealed cistern. Tiled floor and partially tiled walls. Obscure window to front aspect. Extractor fan.

**Outside**

**Front**  
Double driveway with path leading to Canopy porch. Mature shrubs. Slate chippings. Side access.

**Rear Garden**  
Side access. Patio area. Raised lawn. Mature beds. Timber shed to rear plus side shed length of house each with power and lights. Lights surround patio area.



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.





