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22 Seymour Road, Buntingford, SG9 9SW

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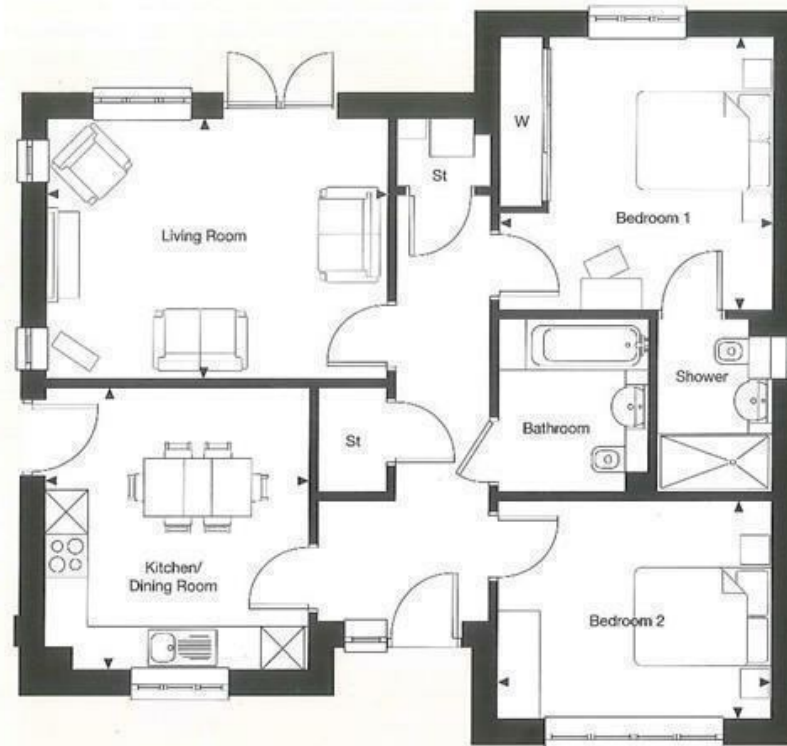
Price £549,950

Set within attractive Seymour Road in Buntingford, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a generous 1,066 square feet of well-designed space. The bungalow features two spacious bedrooms, providing ample room for family or guests. With two well-appointed bathrooms, well equipped kitchen / diner and a bright dual facing sitting room with French doors leading on to the 50ft garden. The property is complemented by parking for two vehicles and the surrounding area of Buntingford is known for its picturesque scenery and friendly community, making it a wonderful place to call home.

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The Alexandra

1(h) | 3(h) | 4(h) | 5 | 6(h) | 7(h) | 8(h) | 9(h) | 10(h) | 11(h) | 12(h) | 15 | 16 | 19 | 21(h) | 22 | 24(h)



Ground Floor

Living Room	4749mm x 3612mm	15'7" x 11'10"
Kitchen/Dining Room	3888mm x 3694mm	12'9" x 12'1"
Bedroom 1	3807mm x 3779mm	12'6" x 12'5"
Bedroom 2	3807mm x 3020mm	12'6" x 9'11"

St: Storage W: Wardrobe

► Denotes measurement points. The dimensions given on these plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual bungalow or house. Depicted furniture is indicative only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Entrance

Security lamp. Ring doorbell. Timber and glazed front door.

Reception Hall

Spacious hall with window to front aspect, loft access (partially boarded, no ladder) and doors to:

Kitchen / Diner

Fitted with a range of cream gloss wall and base level units and complementary countertops over. Stainless steel sink and drainer with mono tap over. Integrated dishwasher, electric oven, microwave, 4 ring electric hob with stainless steel extractor hood over. Tiled floor. Inset ceiling lights. Radiator. Window to front aspect. Timber and glazed door to side access.

Sitting Room

Windows to side and rear aspect. French doors leading to the garden patio. Radiator.

Bedroom One

Fitted mirrored wardrobes. Window to the garden aspect. Radiator. Door to:

En Suite Shower Room

Double walk in shower cubicle. Vanity unit with inset wash hand basin. Low level flush w/c. LED lit wall mirror. Fully tiled. Inset ceiling lights. Extractor fan. Chrome ladder style radiator.

Bedroom Two

Window to front aspect. Radiator.

Bathroom

Vanity unit with inset wash hand basin. Low level flush w/c. Panel bath with shower over and glazed shower screen. LED lit mirrored medicine cabinet. Fully tiled. Inset ceiling lights. Extractor fan.

Utility Cupboard

Space and plumbing for washing machine and a stacked

tumble dryer. Houses boiler. Tiled floor. Inset ceiling lights. Extractor fan.

Cloak Cupboard

Shelved. Houses consumer unit. Inset ceiling lights. Tiled floor.

Outside

Front

Mostly laid to lawn with mature shrubs.

Driveway

Blocked paved driveway with parking for two vehicles.

Garden

50'0"ft deep
Mostly laid to lawn with small patio to bungalow. Timber shed. Outside power and tap. Side gate.

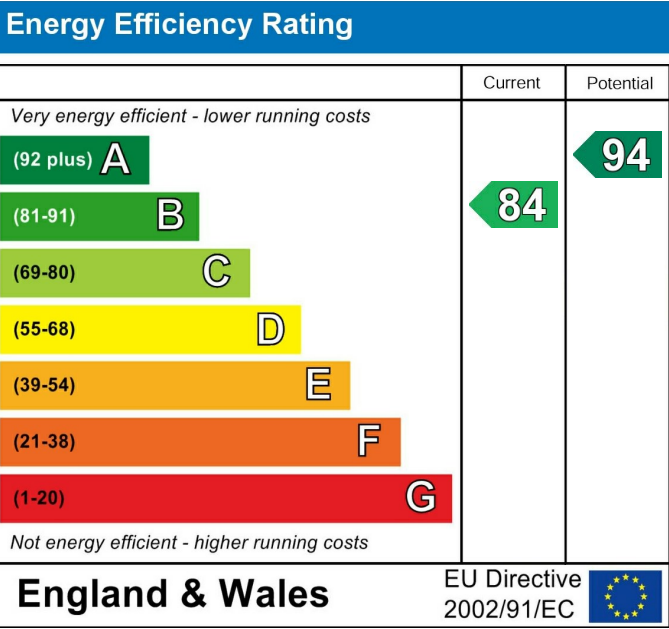
Agents Note

*Service charge is approximately £733 p.a. The maintenance of the front garden and the window cleaning is included in the charge.

*Over 55's development with no restrictions on ownership.

*Approximately 5 years remaining on the NHBC

*Probate in progress (December 2024)



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.







