



£695,000

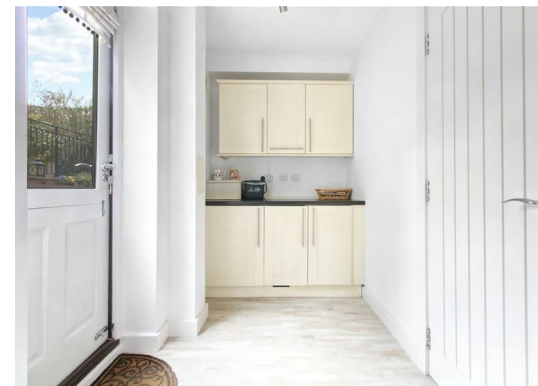
Hamels Park Barns, Buntingford

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Hamels Park Barns, Buntingford, SG9 9NE

Keith Ian are delighted to offer the rare opportunity to acquire this beautifully presented, three double bedroom, two bathroom end of terrace house situated in the exclusive Hamels Park, which is a secluded Hamlet in the much sought after Parish of Braughing. This characterful home offers fantastic accommodation throughout with the open plan kitchen / diner, spacious lounge, three double bedrooms, a superbly finished en-suite to bedroom one and an equally well presented family bathroom. Must be viewed to be fully appreciated!

Buntingford, nestled in the heart of Hertfordshire, offers a delightful blend of rural charm and modern convenience. This historic market town exudes character with its picturesque streets, quaint cottages, and vibrant community spirit. Residents of Buntingford enjoy a tranquil lifestyle surrounded by scenic countryside, yet benefit from easy access to a range of amenities, including charming independent shops, cafes, and local pubs. The town's rich history is evident in its well-preserved architecture and historic landmarks, providing a charming backdrop for everyday life. With scenic walking trails, parks, and green spaces nearby, Buntingford appeals to outdoor enthusiasts seeking to explore the natural beauty of the surrounding area. Whether strolling through the bustling market square or enjoying the peaceful ambiance of the countryside, Buntingford offers a welcoming and idyllic setting for residents to call home.





Entrance Hall

Kitchen / Diner

18'9 x 11'

Utility Room

9'9 x 5'2

Lounge

18'9 x 10'10

Downstairs WC

Bedroom One

11'2 x 11'



En - Suite

Bedroom Two

10'10 x 9'3

Bedroom Three

10'10 x 9'1

Garden

Garage

Grounds

Service Charge

Est £2000 per annum including water

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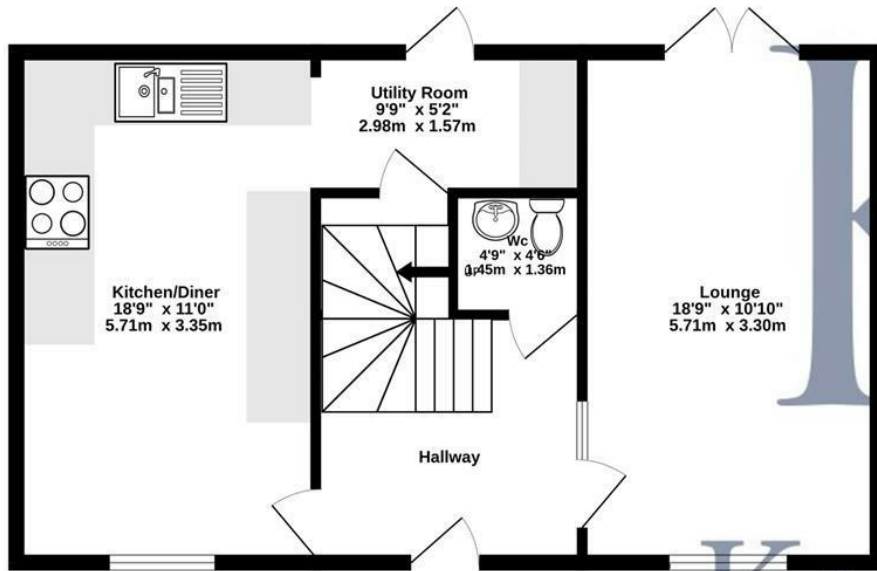
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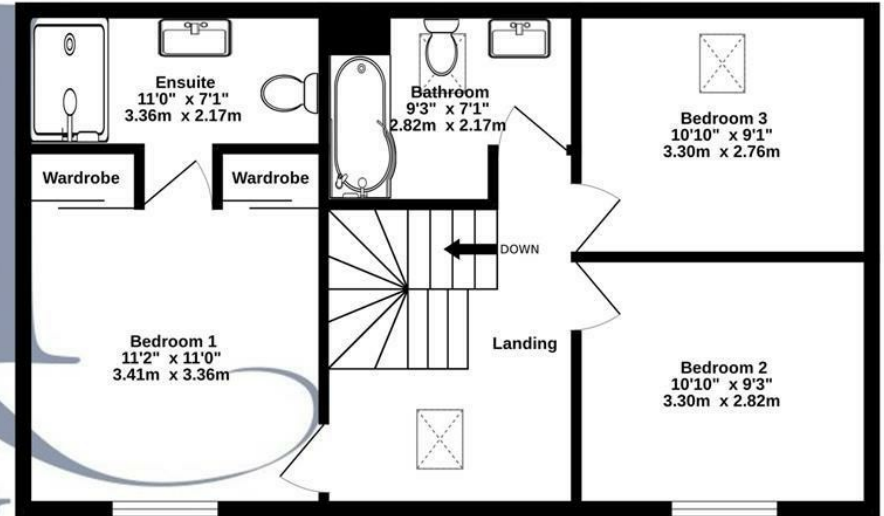




Ground Floor
592 sq.ft. (55.0 sq.m.) approx.



1st Floor
566 sq.ft. (52.6 sq.m.) approx.



KEITH IAN

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

