



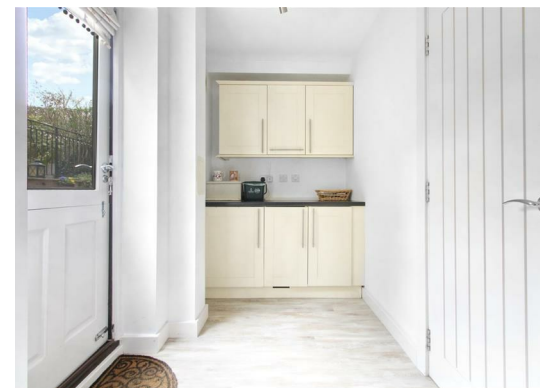
£650,000

*Hamels Lane, Buntingford*

## Hamels Lane, 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 and private setting of 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, which is 4 miles North, 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**

**Words from the seller**

*"We are most reluctant to leave this beautiful, safe, secluded development with its very friendly and cooperative close-knit community. Everybody is so happy here. We are only doing so to move closer to our distant family."*

**what3words**

*///caramel.carbon.ringers*

**Service Charge**

*Approx. £2000 per annum which covers;*

*Provision of water (beautiful unadulterated bore hole water - council tested annually)*

*Contracted maintenance of bore hole pumps and pump house*

*Contracted maintenance of sewerage treatment plant*

*Contracted weekly maintenance of communal garden area including fencing*

*Contracted maintenance of mature trees*

*Communal area lighting*

*Electricity to defibrillator*

*Maintenance of access lane (from Hamels Lane) shared with other properties (Pot holes soon to be repaired).*

*Insurance*

*Professional management fee including accounts/legal company requirements*







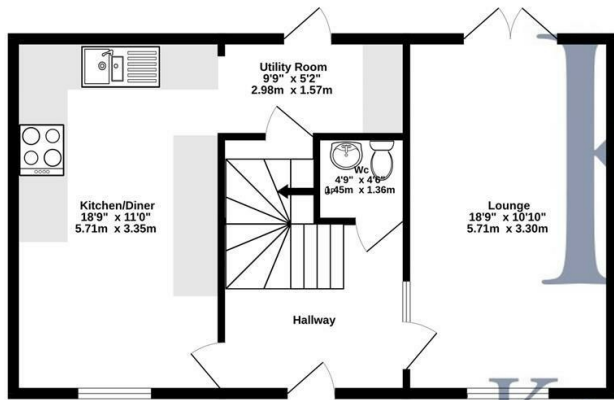




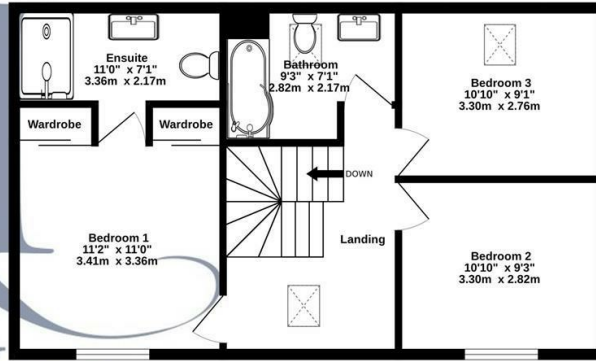




Ground Floor  
592 sq.ft. (55.0 sq.m.) approx.



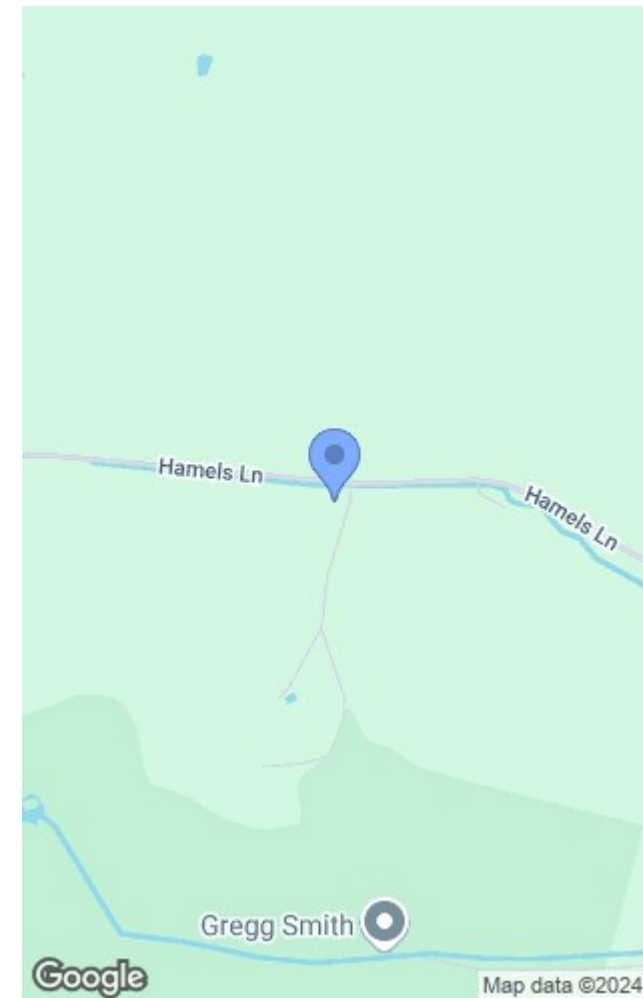
1st Floor  
566 sq.ft. (52.6 sq.m.) approx.



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/fitments 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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