



£320,000

*Downhall Ley, Buntingford*



## Downhall Ley, Buntingford, SG9 9JT

Keith Ian are pleased to offer for sale this lovely 2 bedroom property located within walking distance to Buntingford High Street. The property offers an offset lounge/ dining area with doors leading to the rear garden and a separate kitchen to the ground floor. Upstairs there are 2 good size bedrooms and a shower room. The property benefits from double glazing, gas central heating and an allocated carport. The garden is a good size of which the patio has recently been laid in the last 2 years along with the installation of a new boiler.

Discover the historic charm and strong community spirit of Buntingford, Hertfordshire. This picturesque market town captivates with its quaint High Street, lined with independent shops, cafes, and traditional pubs. Surrounded by stunning countryside and nestled along the River Rib, Buntingford offers a tranquil escape while providing easy access to major transport links. Embrace a vibrant calendar of festivals and events, explore the town's heritage at the local museum, and enjoy a range of outdoor activities. Experience the perfect blend of history, natural beauty, and convenience in Buntingford.

### ACCOMODATION COMPRISES:

#### ENTRANCE PORCH

#### LOUNGE

13'8 x 12'4 max points (4.17m x 3.76m max points)

#### DINING AREA

9'3 x 6'9 (2.82m x 2.06m)

#### KITCHEN

9'3 x 5'7 (2.82m x 1.70m)

#### STAIRS TO FIRST FLOOR

#### BEDROOM ONE

10'9 x 10'6 (3.28m x 3.20m)

#### BEDROOM TWO

9'1 x 7'2 (2.77m x 2.18m)

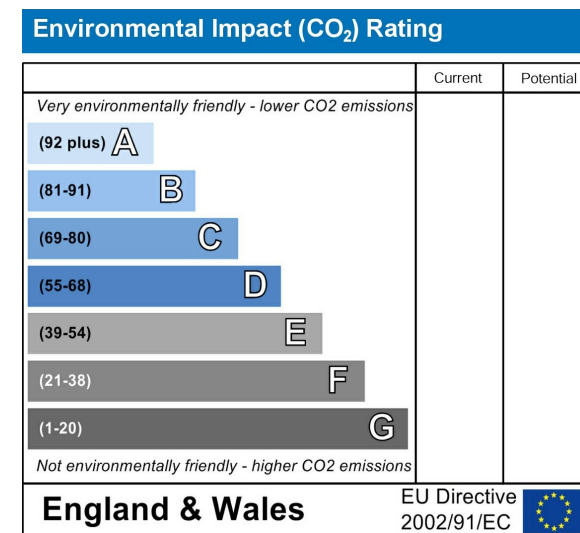
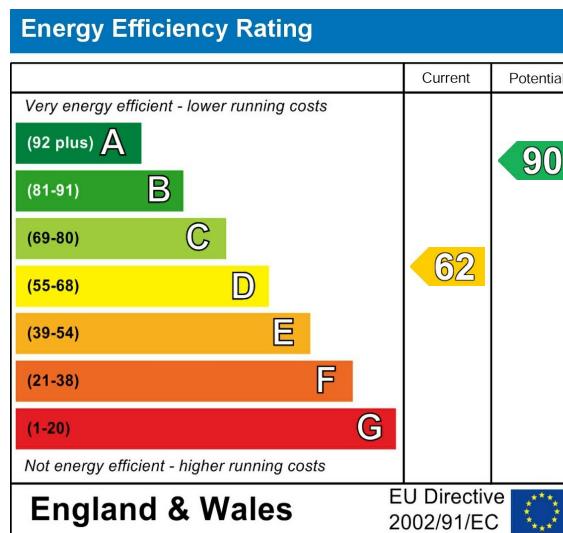
#### BATHROOM

#### GARDEN

#### CARPORT

#### WHAT3WORDS

///pebble.detained.gladiator













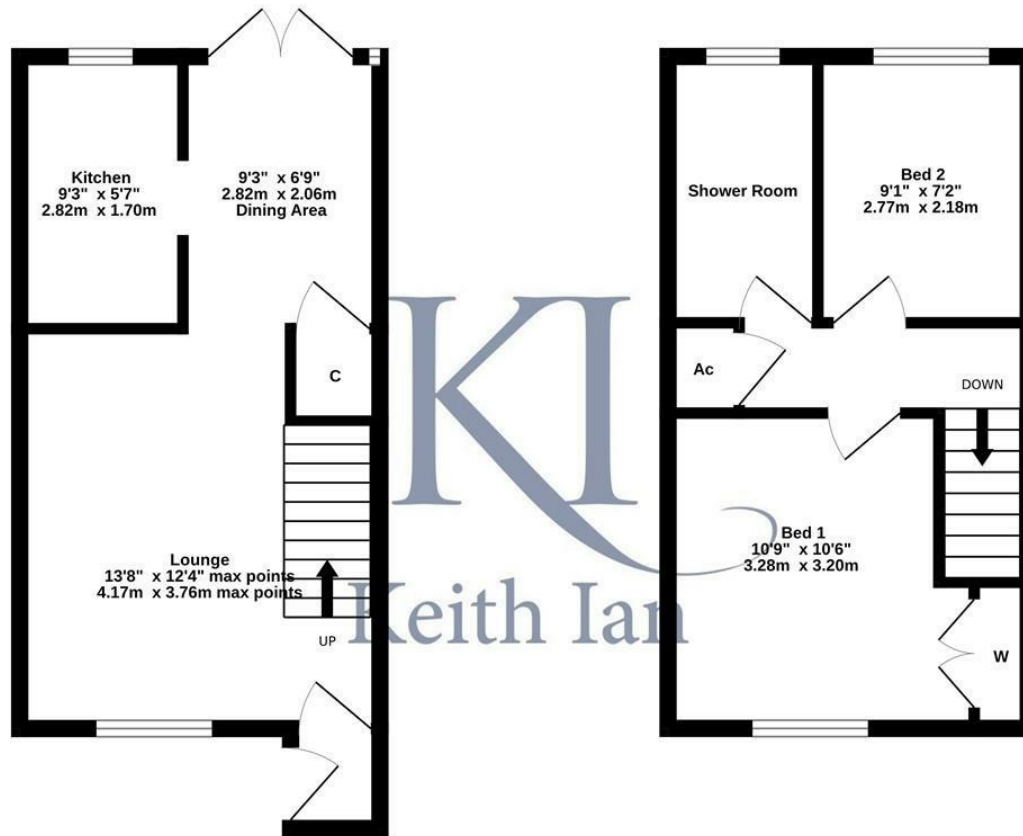






Ground Floor  
293 sq.ft. (27.2 sq.m.) approx.

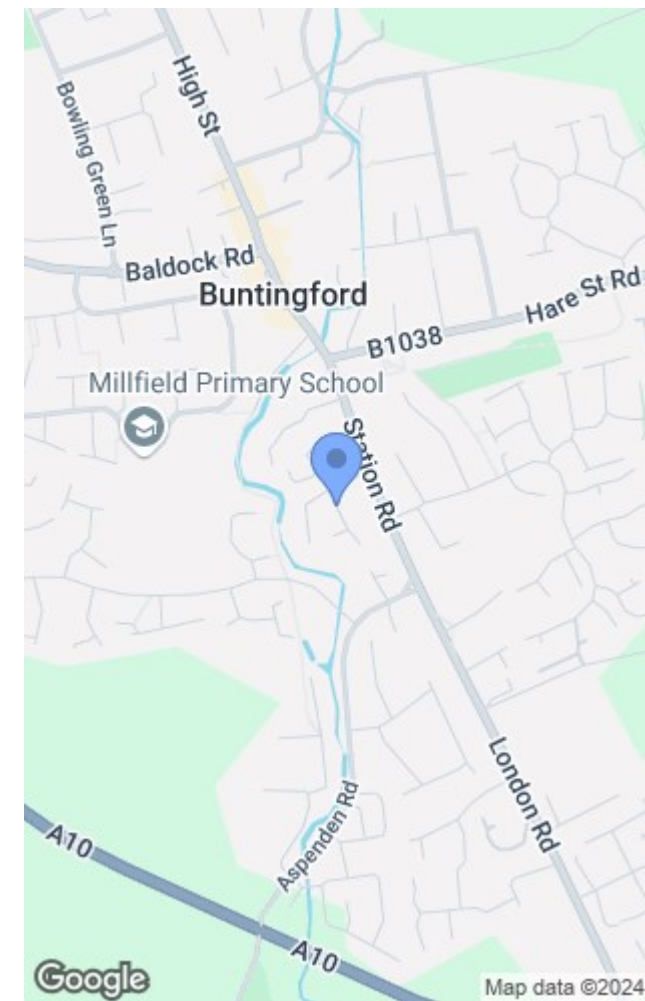
1st Floor  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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.  
Made with Metropix ©2024

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.



T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford

Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202