

Jonathan Hunt

ESTATE AGENCY

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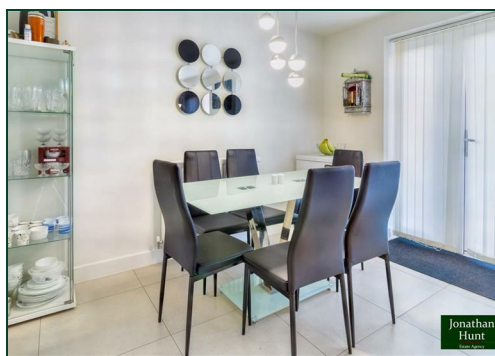
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23 Cornwell Close, Buntingford, SG9 9GQ

Guide Price £450,000

Stylish 3-Bed Semi-Detached Home in 'Village Development'

This inviting 3-bedroom semi-detached home is located in the coveted 'Village development' on Buntingford's south side. With an appealing design, the house features an entrance hall, spacious lounge, modern kitchen/diner, and a handy downstairs cloakroom. The first floor accommodates a master bedroom with an en suite, two well-appointed bedrooms, and a family bathroom. Outside, a sunny rear garden and off-street parking add to the convenience.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



KITCHEN/DINER 16'7" x 10'5" (5.08 x 3.2)



LOUNGE 19'4" x 11'1" (5.91 x 3.4)



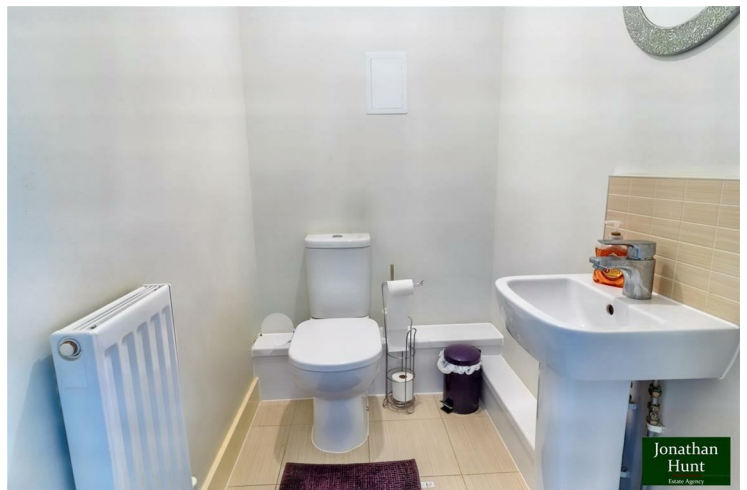
KITCHEN/DINER pic 2



LOUNGE pic 2



CLOAKROOM



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BEDROOM ONE 14'1" x 11'1" (4.31 x 3.4)



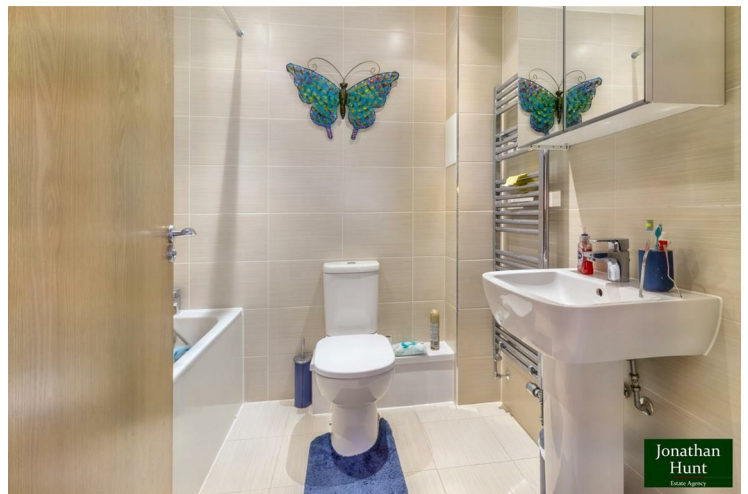
BEDROOM THREE 10'7" x 6'11" (3.25 x 2.13)



EN-SUITE



BATHROOM



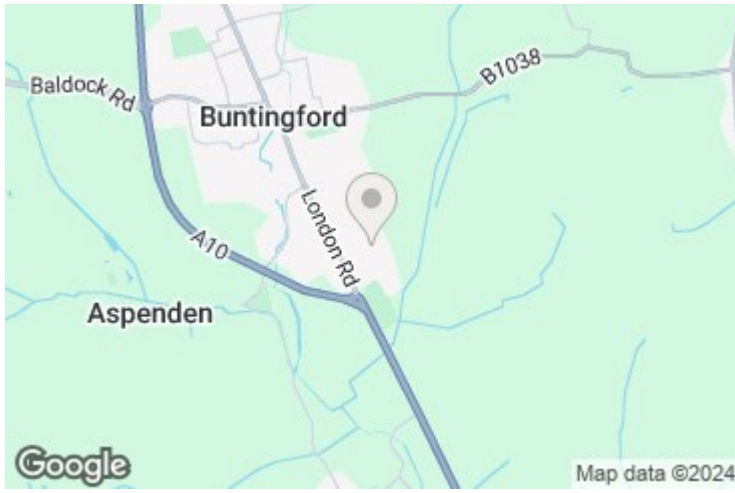
BEDROOM TWO 12'0" x 9'4" (3.67 x 2.87)



REAR GARDEN



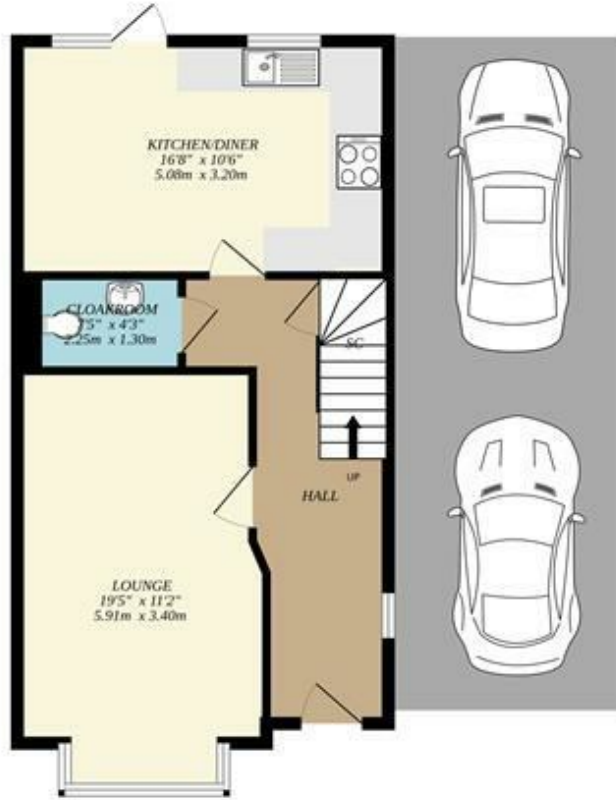
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	
England & Wales	EU Directive 2002/91/EC

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

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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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