

# Jonathan Hunt

ESTATE AGENCY

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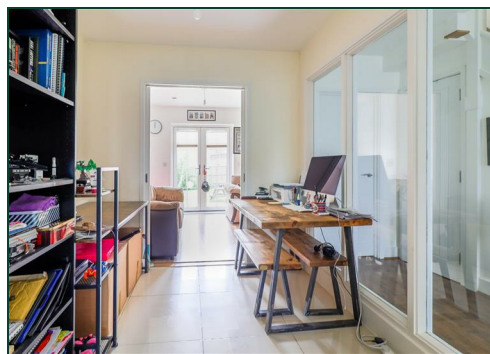
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**58 Dray Gardens, Buntingford, SG9 9GX**

**Asking Price £445,000**

A sophisticated three-bedroom semi-detached family townhouse, just a short stroll from Buntingford Town Centre. Impeccably presented, it provides spacious and light-filled living spaces. The ground floor showcases a contemporary kitchen, a separate dining room adorned with a stylish glass wall, a luminous lounge with French doors opening to the garden, and a convenient WC. Ascend to the first floor to discover two double bedrooms, with the master bedroom featuring an en-suite, complemented by a luxurious family bathroom. The second floor reveals an additional double bedroom and a generously sized storage cupboard. With a refined aesthetic, this home offers a luminous and spacious living environment. Complete with off-street parking, garage and OFFERED CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 58 Dray Gardens, Buntingford, SG9 9GX

**ENTRANCE HALL**



**LOUNGE 14'11" x 9'2" (4.55 x 2.80)**



**W/C**

**KITCHEN 10'2" x 7'10" (3.1 x 2.4)**



**LANDING**

**BEDROOM ONE 14'11" x 10'11" (4.55 x 3.35)**



**DINING ROOM 7'10" x 7'10" (2.4 x 2.4)**



**ENSUITE**



# 58 Dray Gardens, Buntingford, SG9 9GX

## BEDROOM THREE 11'5" x 8'2" (3.5 x 2.5)



## GARDEN



## BATHROOM



## PARKING AND GARAGE



## LANDING

## BEDROOM TWO 13'3" x 11'1" (4.05 x 3.4)



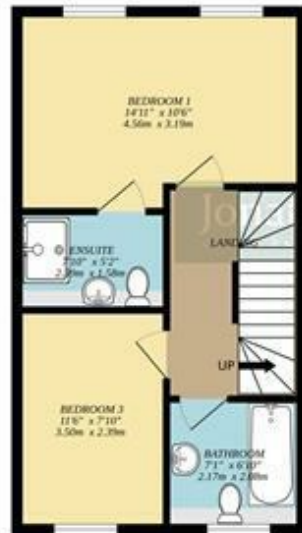
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

GROUND FLOOR  
406 sq ft. (37.7 sq.m.) approx.



1ST FLOOR  
404 sq ft. (37.6 sq.m.) approx.



2ND FLOOR  
202 sq ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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