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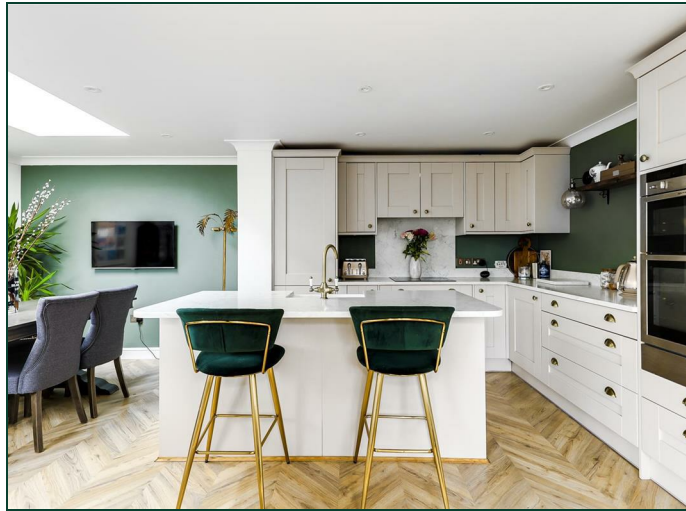
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40a Greenways, Buntingford, SG9 9EQ

Asking Price £550,000

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Step into this charming three-bedroom detached home, where sophistication meets comfort in a delightful setting. Carefully designed and tastefully presented, this residence offers an atmosphere of understated elegance. The heart of the home boasts a meticulously remodeled modern kitchen seamlessly connected to a welcoming family room and dining area, complete with a lantern roof light—a perfect space for gatherings and everyday living. Adjacent, a spacious, light-filled lounge provides a serene retreat, featuring a feature fireplace and log burning stove for added coziness. The ground floor is further enhanced by the convenience of a W/C and a welcoming hallway. The allure continues upstairs with a stunning family bathroom adorned with marble tiling and a slipper bath, as well as an en suite to the luxurious bedroom one. Outside, the property offers off-street parking, a garage, and a generously sized garden with astro turf and mature planting—a peaceful sanctuary to enjoy. Don't miss the opportunity to experience the essence of contemporary living. Schedule your viewing today and step into a world of refined elegance and modern charm.



ENTRANCE HALL

KITCHEN/FAMILY ROOM

KITCHEN/FAMILY ROOM pic 2

KITCHEN/FAMILY ROOM pic 3

KITCHEN/FAMILY ROOM pic 4

GROUND FLOOR WC

LOUNGE

LOUNGE pic 2

LOUNGE pic 3

LOUNGE pic 4

FIRST FLOOR LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

GARDEN pic 2

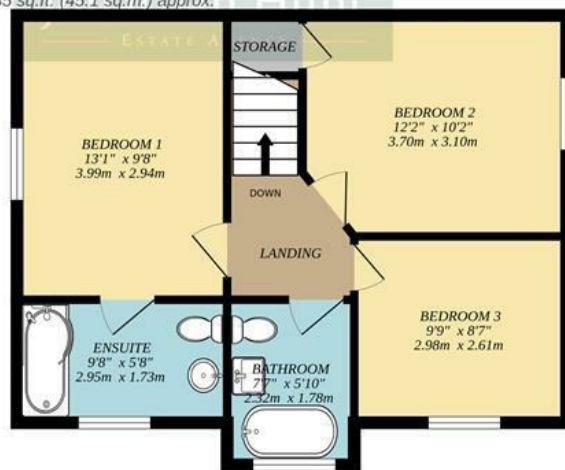




GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



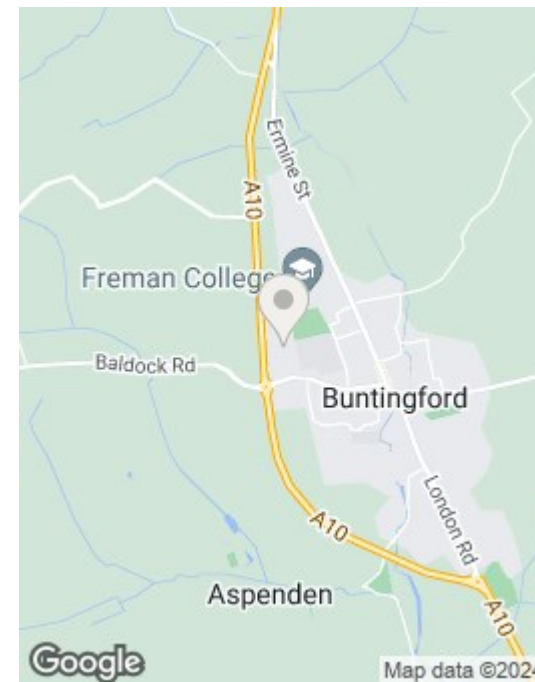
1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	73		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC