

# Jonathan Hunt

ESTATE AGENCY

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13 Station Road, Buntingford, SG9 9HT

Price Guide £775,000

## 13 Station Road, Buntingford, SG9 9HT

Nestled in a tranquil enclave just moments from Buntingford's High Street, this exquisite four-bedroom detached residence awaits. Impeccably presented, this spacious home greets you with three inviting reception areas—a generously proportioned lounge, a charming dining room (orangery), and a cozy sitting room. The stylish modern kitchen, expertly designed, seamlessly merges sophistication with functionality. The generously sized bedrooms include a Principle bedroom and bedroom two with en-suite facilities, accompanied by a contemporary three-piece family bathroom. Outside, the secluded, lush garden showcases mature planting and multiple serene sitting areas, alongside a garage and ample off-street driveway parking. Additionally, there's further potential to extend, subject to obtaining the necessary planning permissions.



**ENTRANCE HALL**

**SITTING ROOM 11'3" x 9'7" (3.43 x 2.94)**

**UTILITY ROOM 5'9" x 5'0" (1.76 x 1.53)**

**WC**

**KITCHEN 13'5" x 10'4" (4.09 x 3.16)**

**KITCHEN pic 2**

**DINING ROOM 19'3" x 10'0" (5.88 x 3.05)**

**LOUNGE 18'11" x 12'10" (5.77 x 3.93)**

**FIRST FLOOR**

**PRINCIPLE BEDROOM 15'2" x 12'8" (4.64 x 3.87)**

**EN-SUITE 7'4" x 5'2" (2.24 x 1.58)**

**BEDROOM TWO 14'9" x 9'8" (4.52 x 2.97)**

**BEDROOM THREE 12'10" x 11'7" (3.92 x 3.55)**

**BEDROOM FOUR 11'0" x 7'10" (3.37 x 2.39)**

**FAMILY BATHROOM 7'8" x 6'0" (2.34 x 1.83)**

**REAR GARDEN**

**REAR GARDEN pic 2**

**REAR GARDEN pic 3**



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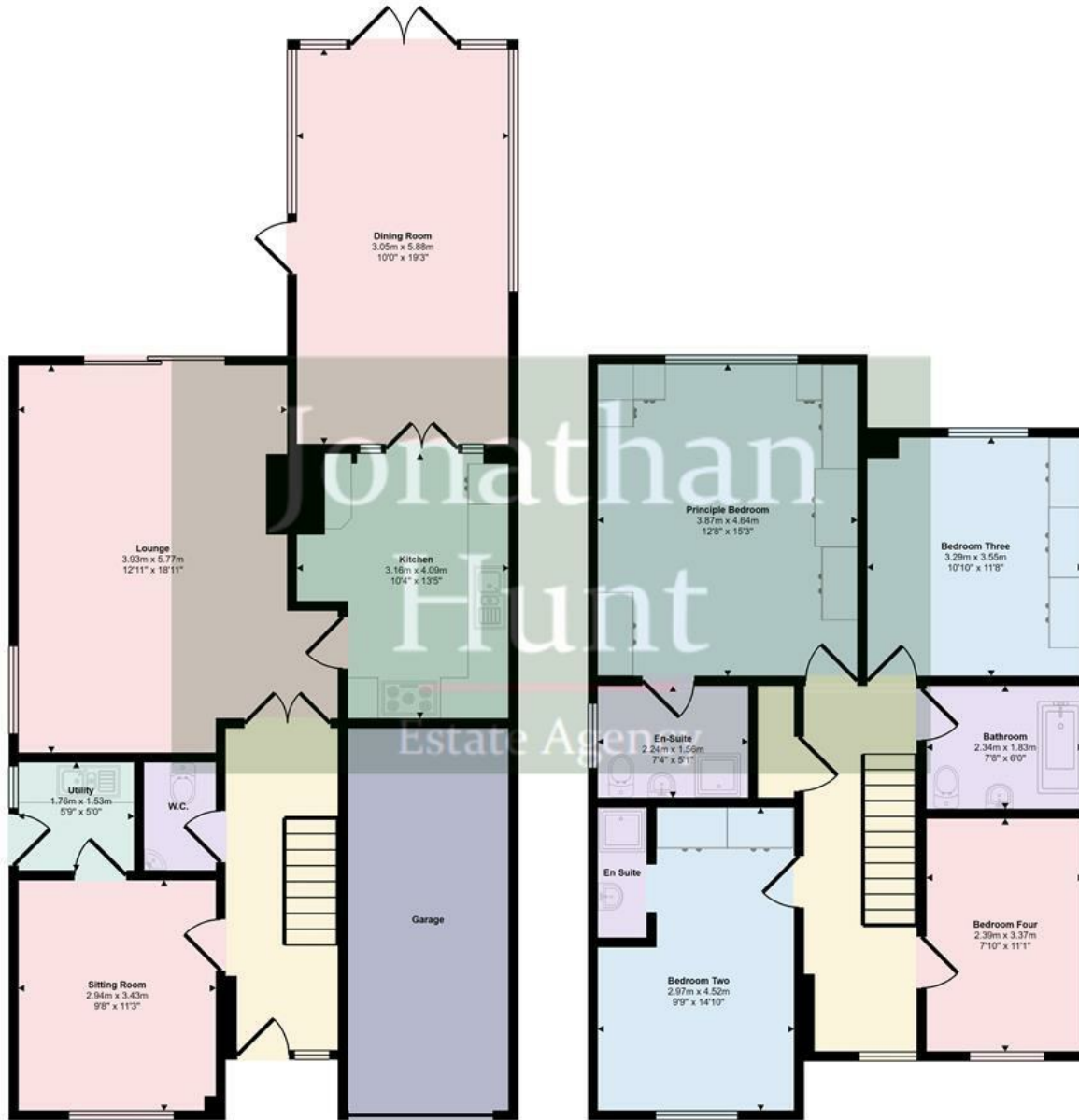
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Approx Gross Internal Area  
166 sq m / 1784 sq ft



Ground Floor  
Approx 93 sq m / 1000 sq ft

First Floor  
Approx 73 sq m / 784 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(61-80) <b>B</b>
(69-80) <b>C</b>			(51-60) <b>C</b>
(54-68) <b>D</b>			(39-50) <b>D</b>
(39-54) <b>E</b>			(29-38) <b>E</b>
(21-38) <b>F</b>			(13-28) <b>F</b>
(1-20) <b>G</b>			(1-12) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2010/61/EC		England & Wales
			EU Directive 2012/18/EC