

Jonathan Hunt

ESTATE AGENCY

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19 Porters Close, Buntingford, Hertfordshire, SG9 9BW

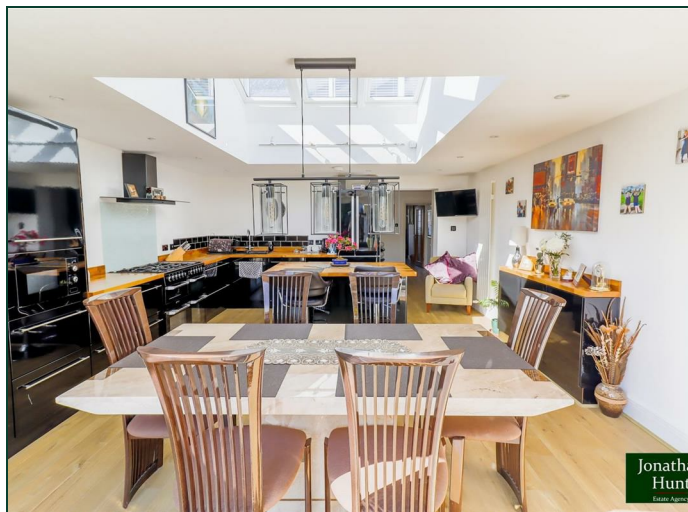
Price Guide £550,000

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Experience the pinnacle of family living with this exquisite Detached Three Bedroom Family Home. Crafted with meticulous attention to detail, this residence showcases an outstanding extension and enhancement.

Step inside to reveal a magnificent open-plan Kitchen\Diner adorned with a captivating lantern roof light and seamless bi-folding doors, effortlessly merging indoor and outdoor spaces. Adding to its allure, the ground floor boasts a spacious utility room with integrated office space, alongside an elegantly styled lounge and a convenient ground floor cloakroom.

Upstairs discover three generously proportioned bedrooms and a contemporary luxury bathroom, ensuring both comfort and style. Outside, the immaculate garden beckons, predominantly laid to lawn and featuring a delightful patio area with a covered BBQ and a charming summer house, ideal for al fresco entertaining.



ENTRANCE HALL

CLOAKROOM

LOUNGE 14'0" x 11'4" (4.29 x 3.47)

INNER LOBBY

UTILITY ROOM/OFFICE 13'9" x 10'6" (4.21 x 3.21)

KITCHEN/DINER 18'8" x 15'4" (5.71 x 4.69)

KITCHEN/DINER PIC 2

KITCHEN/DINER pic 3

FIRST FLOOR

PRINCIPLE BEDROOM 15'0" x 9'5" (4.59 x 2.88)

BEDROOM TWO 10'10" x 10'4" (3.31 x 3.15)

BEDROOM THREE 11'0" x 6'3" (3.37 x 1.93)

FAMILY BATHROOM 7'7" x 5'3" (2.32 x 1.61)

REAR GARDEN

SUMMER HOUSE 8'2" x 7'11" (2.49 x 2.43)

SIDE ACCESS

REAR GARDEN

REAR GARDEN pic 2



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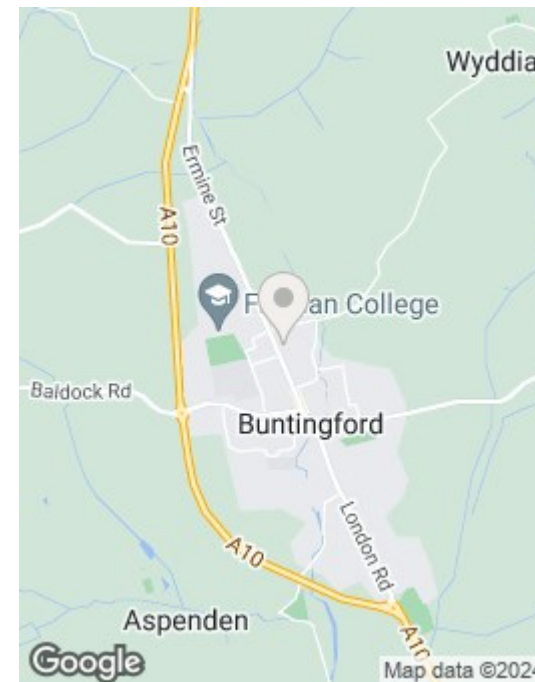
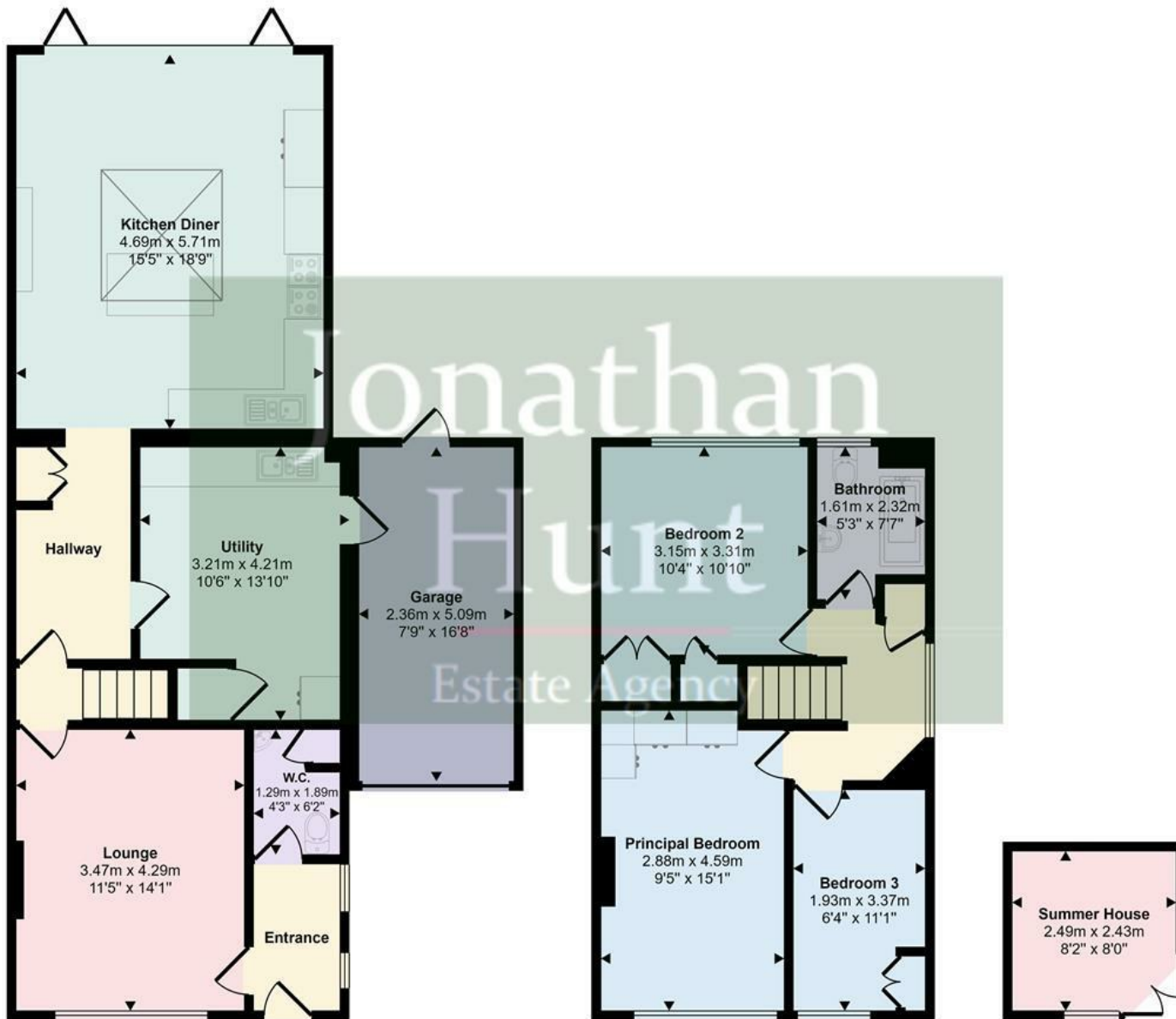
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Approx Gross Internal Area
133 sq m / 1430 sq ft



Ground Floor
Approx 84 sq m / 905 sq ft

First Floor
Approx 43 sq m / 464 sq ft

Summer House
Approx 6 sq m / 61 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	