

Jonathan Hunt

ESTATE AGENCY

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17 Darton Way, Buntingford, Herts, SG9 9UY

Fixed Asking Price £490,000

JONATHAN HUNT are pleased to present this detached three-bedroom modern house offering a perfect balance of form and function, with a focus on modern design, comfortable living spaces, and practical amenities. Its immaculate kitchen/diner, en-suite master bedroom, South facing rear garden, garage, and ample parking make it a highly desirable and comfortable home for any discerning homeowner.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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HALLWAY



KITCHEN/DINER 16'10" x 8'7" (5.15 x 2.64)



LOUNGE 16'11" x 10'5" (5.16 x 3.19)



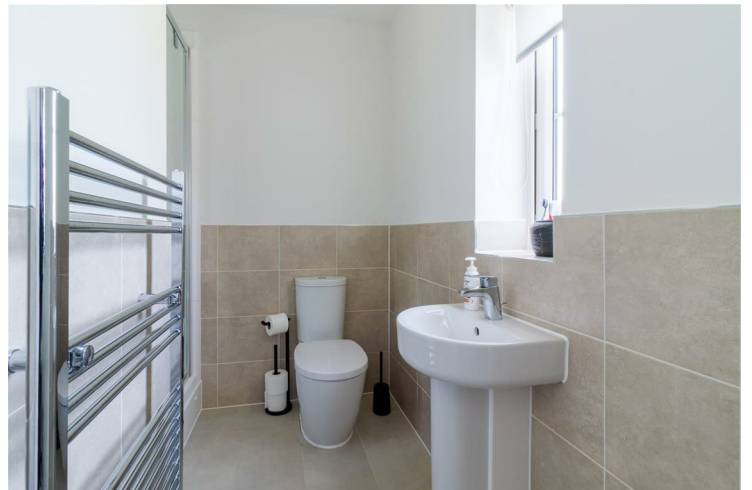
BEDROOM ONE 10'7" x 10'0" (3.23 x 3.06)



CLOAKROOM



EN-SUITE



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BEDROOM TWO 10'0" x 8'8" (3.05 x 2.65)



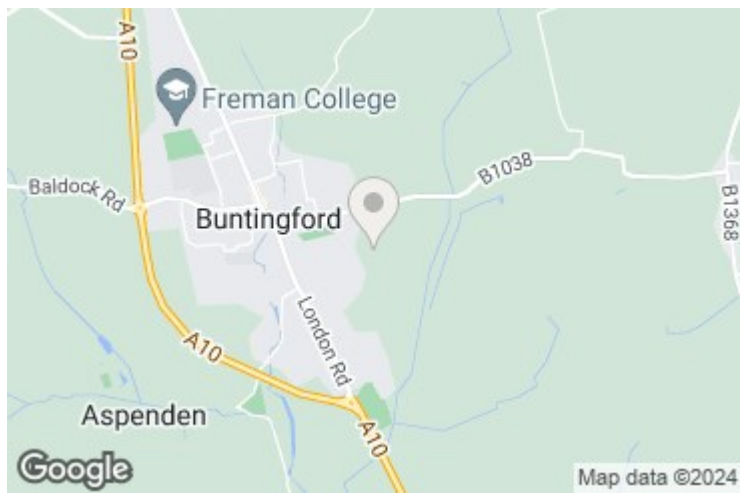
GARDEN



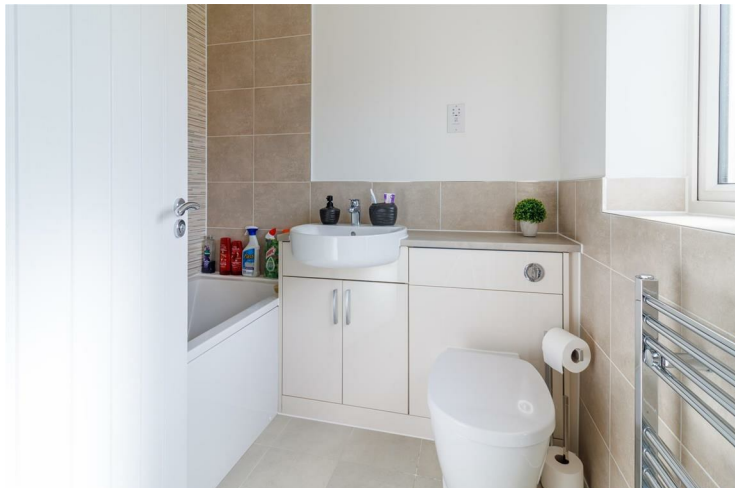
BEDROOM THREE 8'8" x 6'6" (2.65 x 2.00)



GARAGE



BATHROOM

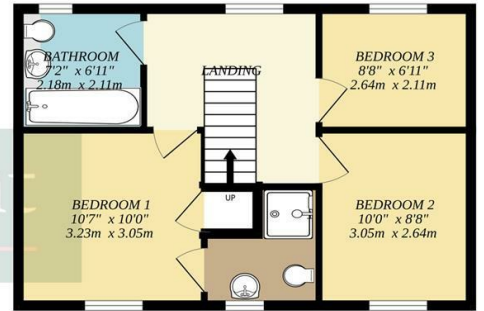
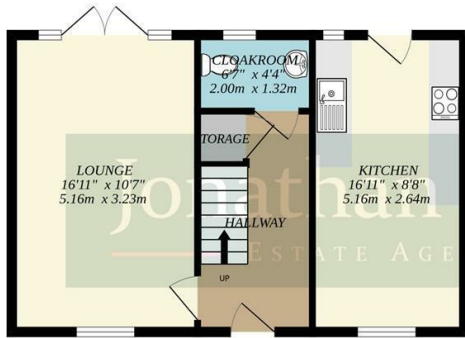
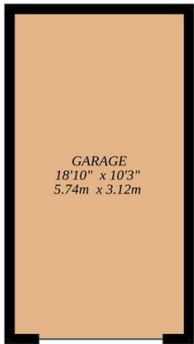


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

1ST FLOOR



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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