

# Jonathan Hunt

ESTATE AGENCY

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Jonathan

72 Fairfield, Buntingford, SG9 9NU

Price Guide £499,995

**72 Fairfield, Buntingford, SG9 9NU**

Located within the peaceful confines of a cul-de-sac just moments away from Buntingford Town centre, this three-bedroom semi-detached residence effortlessly combines timeless elegance with contemporary comfort. Thoughtfully enhanced by its current owners, the property boasts an array of desirable features, including a recently updated kitchen, heating system, and a sumptuous bath and shower room. Imbued with a sense of refined style, every detail of this captivating home has been meticulously considered. Outside, the private garden, currently undergoing a rejuvenation with artificial grass and decking, offers a serene retreat ideal for both relaxation and entertaining. Additional conveniences such as off-street parking, a utility room, and a ground floor cloakroom further elevate the practicality and appeal of this sophisticated family abode. Viewing a must!



**ENTRANCE HALL**

**UTILITY ROOM 7'10" x 6'9" (2.41 x 2.06)**

**WC**

**LOUNGE 20'5" x 11'0" (6.24 x 3.36)**

**KITCHEN DINER 20'6" x 7'10" (6.25 x 2.41)**

**KITCHEN DINER pic 2**

**FIRST FLOOR LANDING**

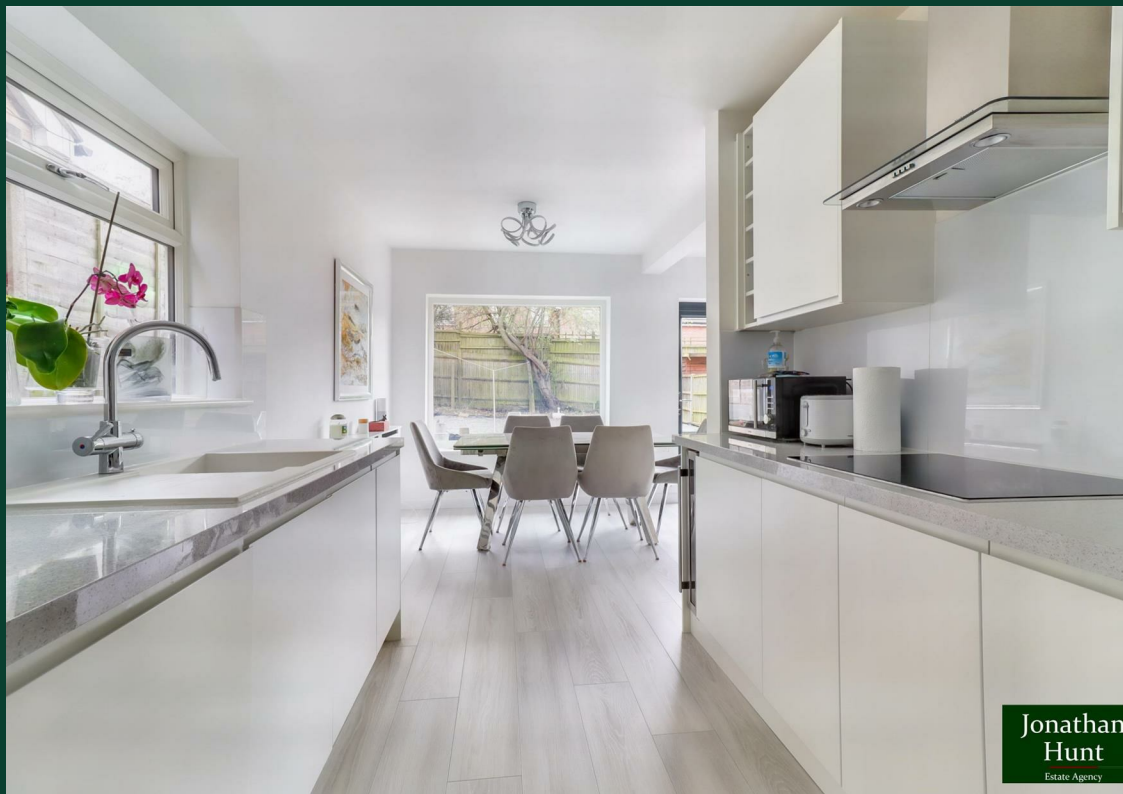
**PRINCIPLE BEDROOM 16'2" x 10'3" (4.95 x 3.13)**

**BEDROOM TWO 16'6" x 8'5" (5.04 x 2.57)**

**BEDROOM THREE 12'7" x 8'7" (3.84 x 2.64)**

**BATH/SHOWER ROOM 10'4" x 6'10" (3.16 x 2.10)**

**GARDEN**



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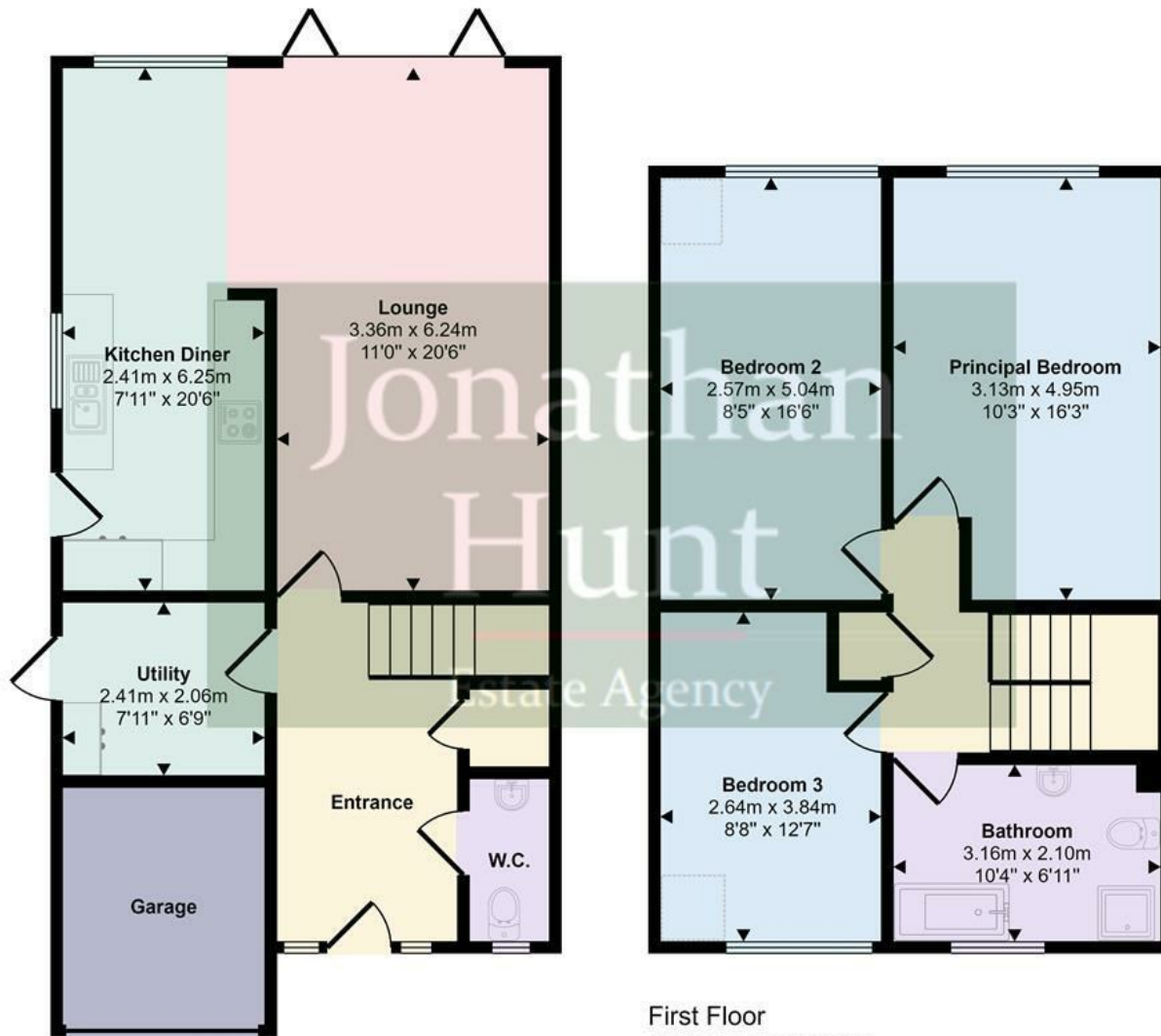
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Approx Gross Internal Area  
116 sq m / 1253 sq ft

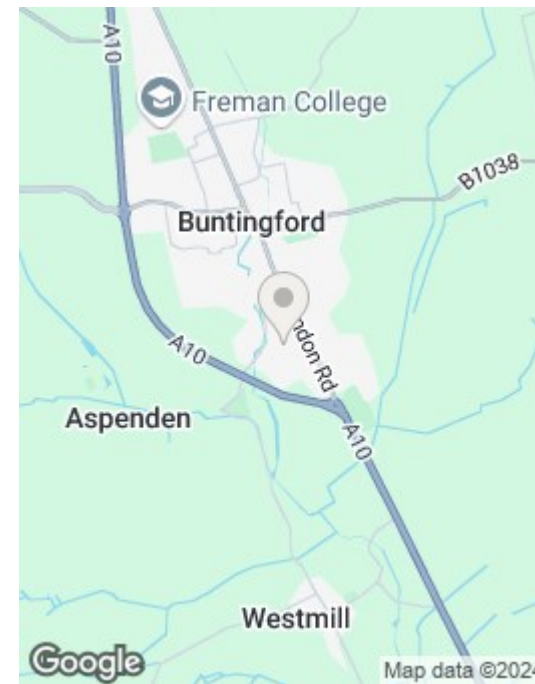


First Floor  
Approx 53 sq m / 573 sq ft

Ground Floor  
Approx 63 sq m / 680 sq ft

Denotes head height below 1.5m

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