

# Jonathan Hunt

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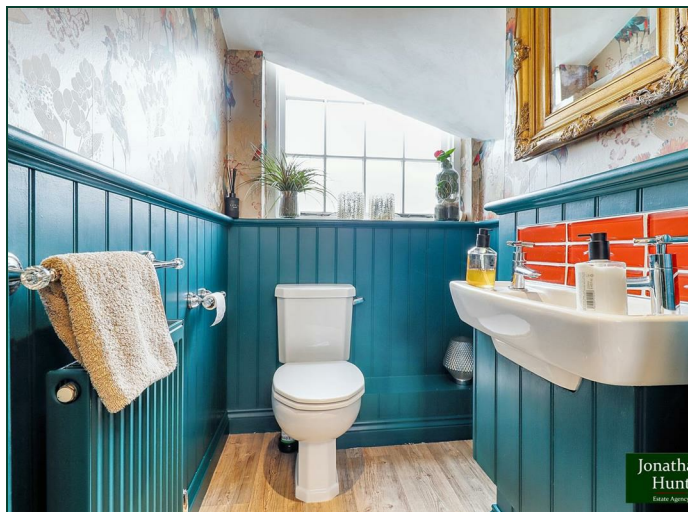


2 Bridgefoot House Union Terrace, Buntingford, Hertfordshire, SG9 9AP

Price Guide £650,000

## 2 Bridgefoot House Union Terrace, Buntingford, Hertfordshire, SG9 9AP

OFFERED CHAIN FREE. This beautifully restored and modernised four-bedroom home holds significant historical value as part of Buntingford's heritage, being the birthplace of the sculptor Reginald Cotterell Butler. Spanning three floors, the house has been carefully renovated to retain its period character while incorporating modern enhancements for a comfortable and elegant living environment. Upon entering, the spacious entrance hall leads to a practical cloakroom and a well-designed kitchen and breakfast room that balances charm with practicality. The lounge offers a cosy yet refined space for relaxation, featuring a spiral staircase that leads to the lower level. Here, a versatile basement has been transformed into a family room and an additional fourth bedroom, demonstrating the home's flexible layout. On the first floor, you will find three generously sized bedrooms, each bright and airy, along with a tastefully designed family bathroom. Modern conveniences, including gas central heating and underfloor heating. The outside area is equally appealing, with a beautifully landscaped tropical-style garden. This private space offers a peaceful retreat, perfect for unwinding or hosting guests. The property also includes allocated parking for two vehicles. As a Grade II Listed property, the home maintains its architectural integrity and historic significance. Located in the centre of Buntingford, it offers easy access to local shops, bars, restaurants, and highly regarded schools, blending its historical character with the advantages of modern living.



**ENTRANCE HALL**

**KITCHEN/BREAKFAST ROOM 15'3" x 9'8" (4.67 x 2.97)**

**CLOAKROOM**

**LOUNGE 15'2" x 10'11" (4.63 x 3.34)**

**LOWER GROUND FLOOR RECEPTION 18'4" x 14'8"**  
**(5.59 x 4.49)**

**BEDROOM TWO 11'2" x 8'11" (3.41 x 2.72)**

**STORAGE ROOM 9'10" x 2'10" (3 x 0.88)**

**PRINCIPAL BEDROOM 15'5" x 8'2" (4.7 x 2.5)**

**BEDROOM THREE 12'2" x 7'7" (3.72 x 2.33)**

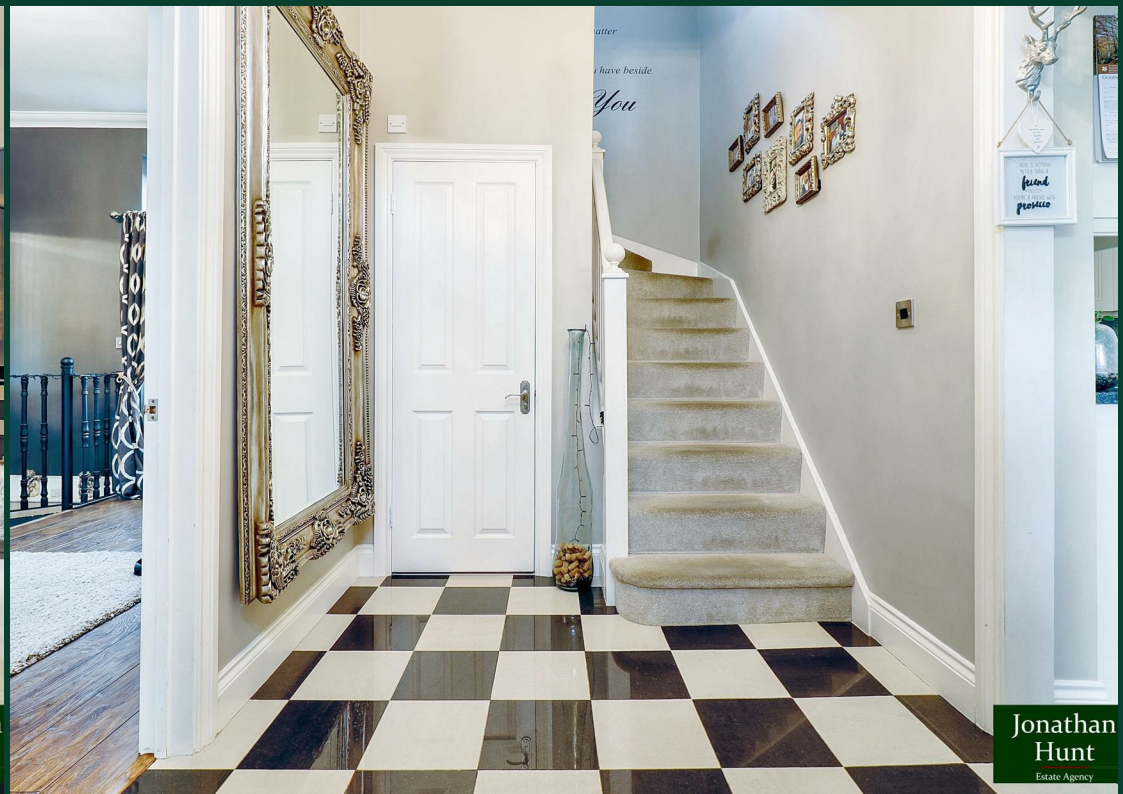
**BEDROOM FOUR 12'1" x 7'4" (3.69 x 2.24)**

**BATHROOM 7'9" x 5'10" (2.38 x 1.79)**

**GARDEN**



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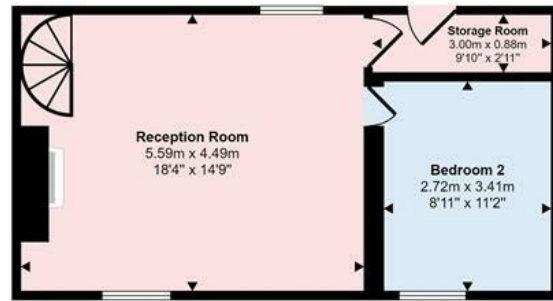
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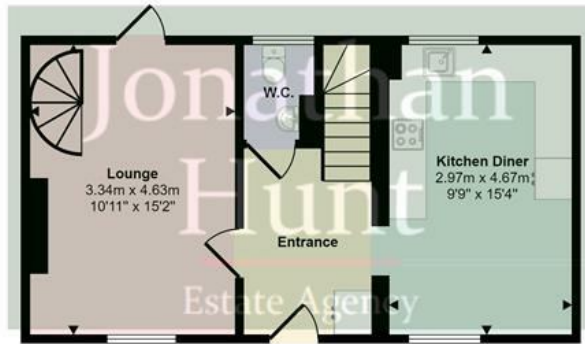
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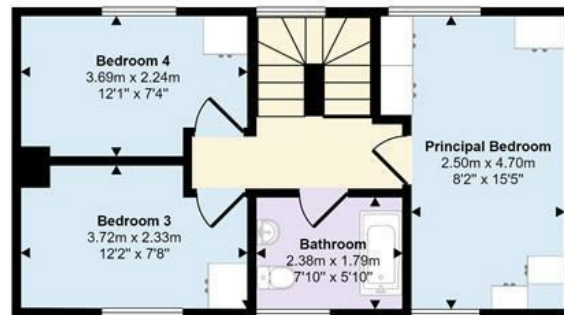
Approx Gross Internal Area  
122 sq m / 1312 sq ft



Lower Ground Floor  
Approx 39 sq m / 418 sq ft

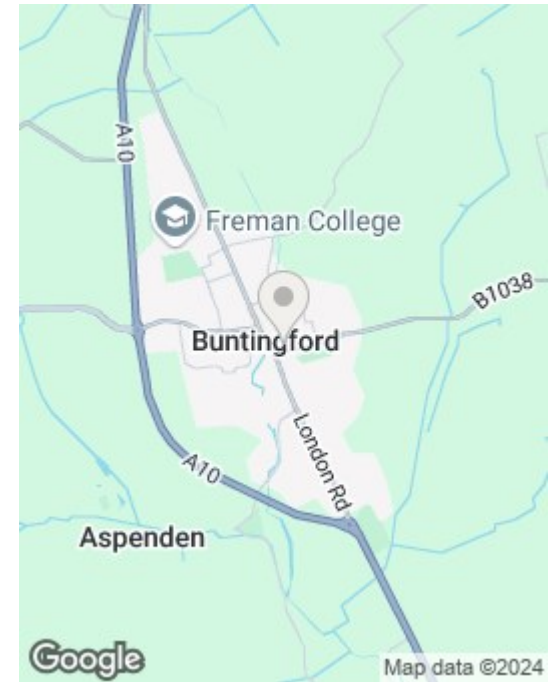


Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 42 sq m / 450 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		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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	