

# Jonathan Hunt

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## 19 Brice Gardens, Buntingford, SG9 9GR

**Offers In Excess Of £540,000**

### Four Bedroom Semi-Detached Home

Tucked away in a peaceful cul-de-sac within the sought-after "Village" development, this deceptively spacious four-bedroom semi-detached home offers an exceptional blend of modern comfort and convenience. Perfectly positioned just a short, level stroll from the town centre and within easy reach of scenic open countryside, this inviting property is ideal for family living. The bright and airy lounge, enhanced by a charming bay window, provides a warm and welcoming space, while the stylish kitchen/diner is perfect for both everyday meals and entertaining. A ground-floor W/C adds a touch of practicality.

Upstairs, four generously proportioned bedrooms ensure ample space for the whole family, with the principal bedroom enjoying the luxury of a sleek en-suite. A modern family bathroom serves the remaining bedrooms, offering both style and functionality.

Outside, the sun-drenched rear garden provides a tranquil retreat, ideal for relaxation or outdoor gatherings. The property further benefits from off-street parking and a garage, adding to its practicality. This is a delightful family home in a highly desirable location, offering the perfect balance of space, style, and convenience.

Buntingford Branch - Company No. 10303541 VAT No. 10303541  
Ware Branch - Company No. 4759215 VAT No. 700174975



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## ENTRANCE HALL



## KITCHEN/DINER PIC 2



## LOUNGE



## WC



## KITCHEN/DINER



## FIRST FLOOR





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PRINCIPAL BEDROOM



BEDROOM TWO pic 2



EN-SUITE



BEDROOM THREE



BEDROOM TWO



BEDROOM FOUR

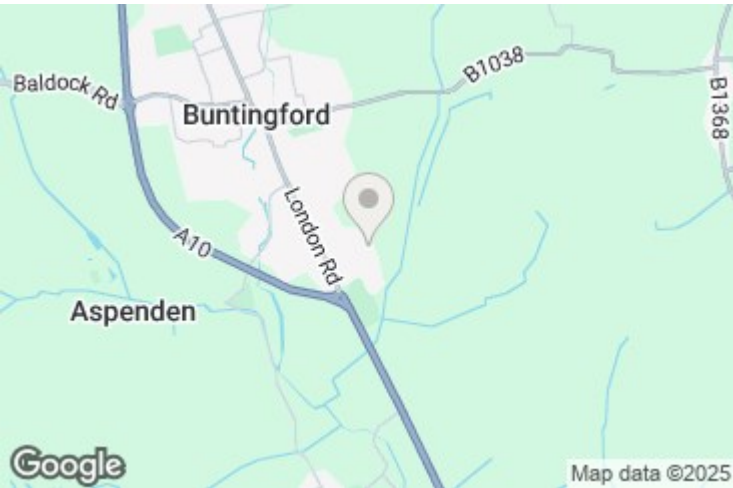


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FAMILY BATHROOM



REAR GARDEN

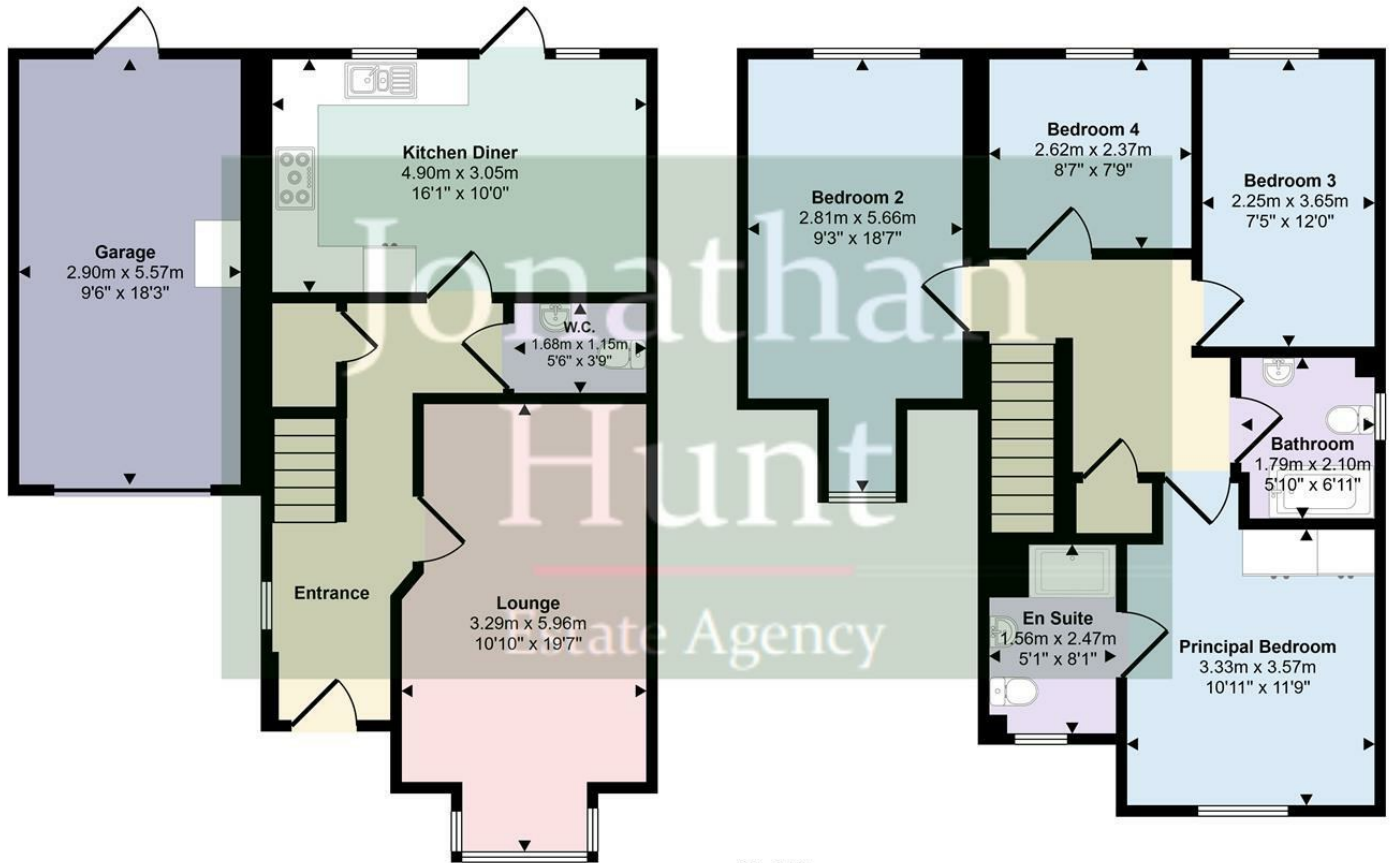


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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

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



Approx Gross Internal Area  
128 sq m / 1375 sq ft



Ground Floor  
Approx 66 sq m / 706 sq ft

First Floor  
Approx 62 sq m / 668 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.