

# Jonathan Hunt

ESTATE AGENCY

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**13 Riverside, Buntingford, SG9 9HJ**

**Price Guide £495,000**



## 13 Riverside, Buntingford, SG9 9HJ

### Spacious Family Home in a Quiet Cul-De-Sac

This well-presented three bedroom home is located at the end of a peaceful cul-de-sac, just a short walk from the town centre. Offering a bright and airy living/dining room, a practical and well-appointed kitchen, and a second reception room that's ideal as a study or family space, this property is designed with versatility in mind. A ground-floor cloakroom adds extra convenience.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. The standout feature of this property is its impressive 100' West-facing garden with mature planting, providing a private and sunny space to relax, entertain, or enjoy outdoor activities.

With its tranquil location and easy access to local amenities, this freehold property is a fantastic opportunity for anyone seeking a family home. Internal viewing is highly recommended—contact us today to arrange yours!





ENTRANCE HALL

STUDY/FAMILY ROOM 10'5" x 10'0" (3.19 x 3.06)

LOUNGE/DINER

LOUNGE/DINER pic 2

LOUNGE/DINER pic 3

KITCHEN

PRINCIPAL BEDROOM

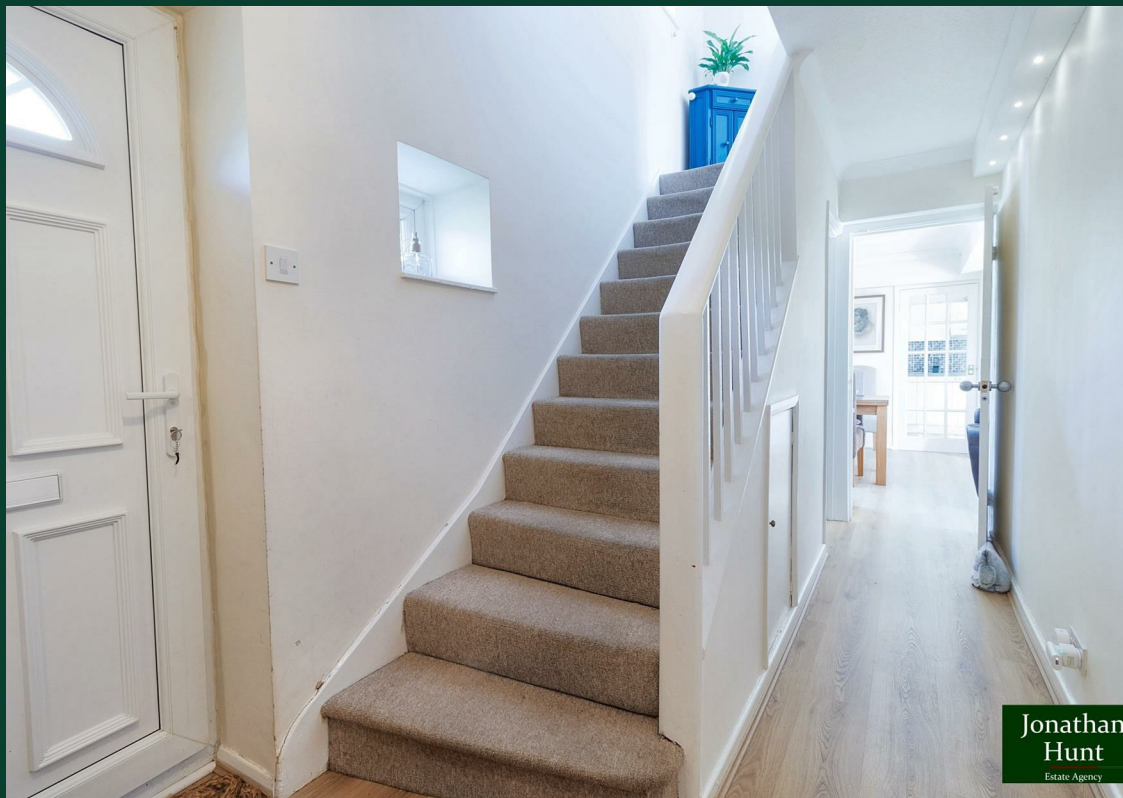
BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

GARDEN pic 2



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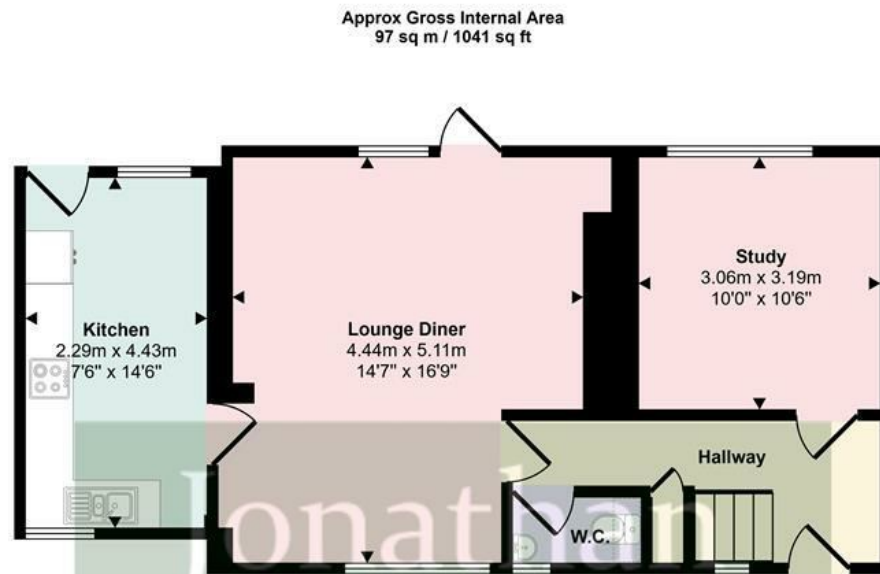


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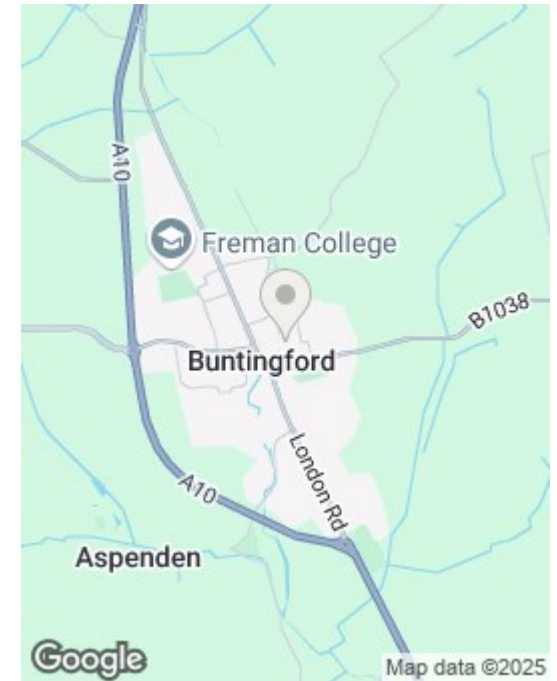
Ground Floor  
Approx 54 sq m / 580 sq ft



First Floor  
Approx 43 sq m / 461 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	
	Potential		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