

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX  
Tel: 01920 411090  
8 High Street Buntingford SG9 9AG  
Tel: 01763 272727  
info@jonathan-hunt.co.uk  
www.jonathanhunt.co.uk



**44 Hare Street Road, Buntingford, SG9 9HW**

**Price Guide £585,000**

This well-presented three-bedroom semi-detached bungalow offers a bright and adaptable living space, conveniently located close to the town centre. The open-plan kitchen, dining, and family area is designed to maximise natural light and flows seamlessly onto a spacious sun terrace via bi-fold doors, creating a harmonious indoor-outdoor experience. The principal bedroom benefits from an en suite shower room, while two additional double bedrooms offer flexible accommodation for family, guests, or home working. A separate family shower room adds to the home's practicality. The generous west-facing garden includes a substantial natural stone patio, ideal for outdoor relaxation, alongside a large storage shed/workshop for added convenience.


Off-street parking for multiple vehicles further enhances the property's appeal. Situated with easy access to local amenities and transport links, this bungalow provides an inviting and versatile home for a range of buyers.




44 Hare Street Road, Buntingford, SG9 9HW

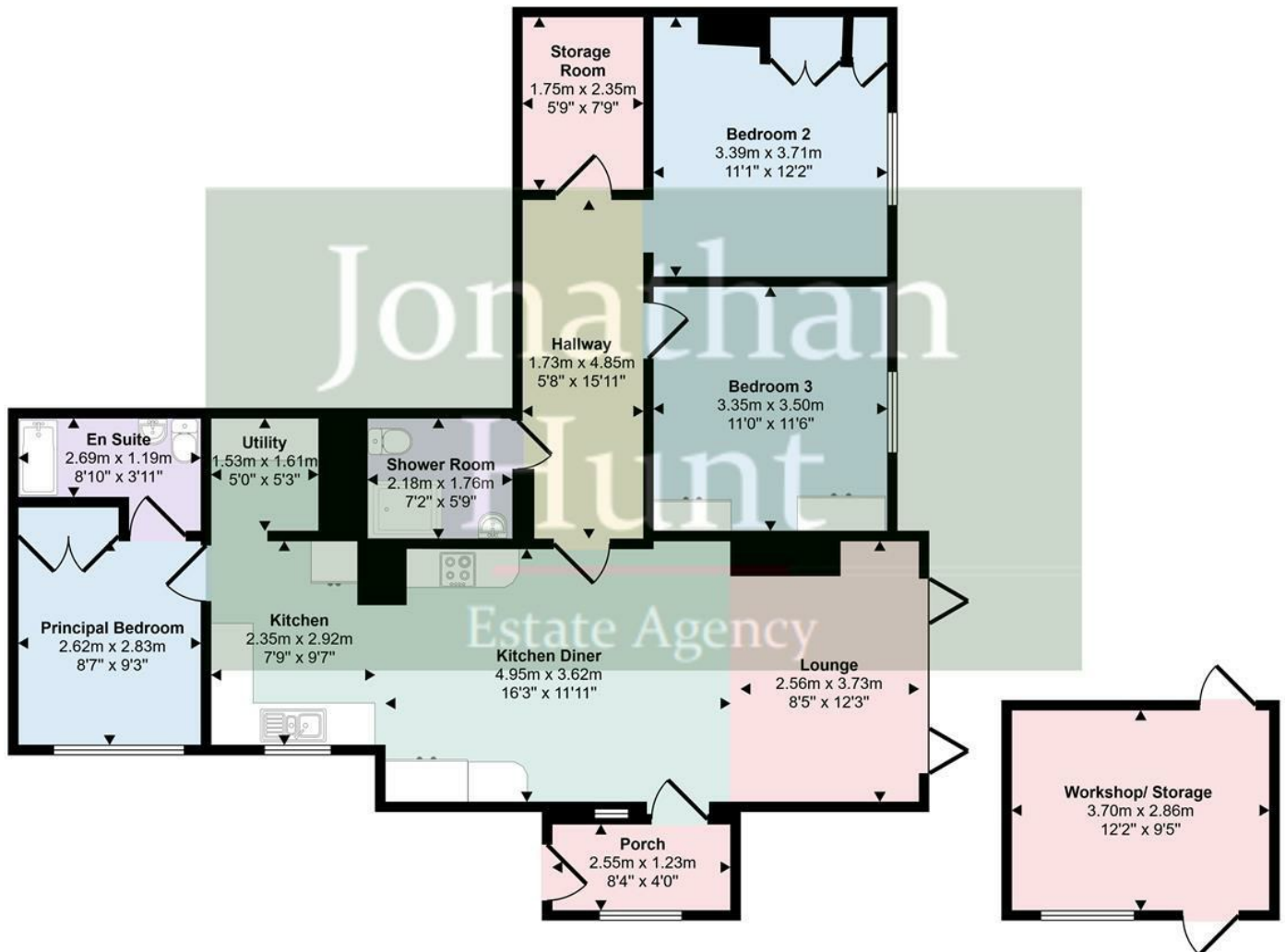
- ENTRANCE PORCH 8'4" x 4'0" (2.55 x 1.23)
- OPEN PLAN KITCHEN 16'2" x 11'10" (4.95 x 3.62)
- OPEN PLAN KITCHEN pic2 16'2" x 11'10" (4.95 x 3.62)
- OPEN PLAN KITCHEN pic 3 16'2" x 11'10" (4.95 x 3.62)
- UTILITY ROOM 5'3" x 5'0" (1.61 x 1.53)
- LOUNGE AREA 12'2" x 8'4" (3.73 x 2.56)
- PRINCIPAL BEDROOM 9'3" x 8'7" (2.83 x 2.62)
- EN-SUITE 8'9" x 3'10" (2.69 x 1.19)
- BEDROOM TWO 12'2" x 11'1" (3.71 x 3.39)
- BEDROOM THREE 11'5" x 10'11" (3.50 x 3.35)
- SHOWER ROOM 7'1" x 5'9" (2.18 x 1.76)
- STORE ROOM 7'8" x 5'8" (2.35 x 1.75)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area  
110 sq m / 1189 sq ft



Ground Floor  
Approx 100 sq m / 1075 sq ft

Outbuilding  
Approx 11 sq m / 114 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.