78 Monks Walk, Buntingford, Hertfordshire, SG9 9DP

Price Guide £499,000

Beautifully Extended 3-Bed Home in Peaceful Cul-de-Sac

Set in a quiet residential cul-de-sac, this stylishly extended three-bedroom semi-detached home offers spacious, modern living throughout. Highlights include a sleek kitchen/breakfast room, two versatile reception areas, and a contemporary four-piece bathroom with en suite access from the principal bedroom.

The south-facing garden is low-maintenance and perfect for entertaining, with a patio, artificial lawn, and charming summer house. Additional benefits include off-street parking, double glazing, gas central heating, and a garage with conversion potential (STPP).

Move-in ready and ideally located—early viewing is highly recommended!

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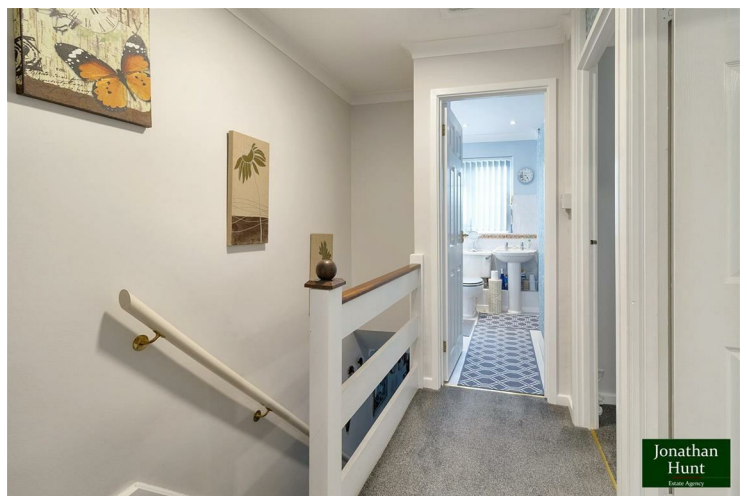
ENTRANCE HALL

RECEPTION ROOM 12'1" x 7'2" (3.7 x 2.19)

CLOAKROOM

LANDING

KITCHEN/BREAKFAST ROOM 11'6" x 11'5" (3.51 x 3.49)

BEDROOM ONE 11'6" x 11'6" (3.53 x 3.51)

INNER HALL

LOUNGE 17'10" x 12'2" (5.46 x 3.71)

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BEDROOM TWO 11'11" x 11'2" (3.65 x 3.42)

GARDEN

BEDROOM THREE 8'2" x 7'0" (2.49 x 2.15)
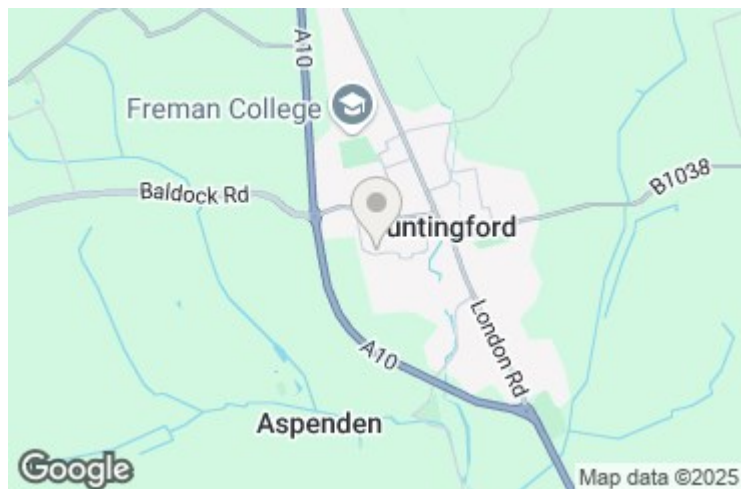
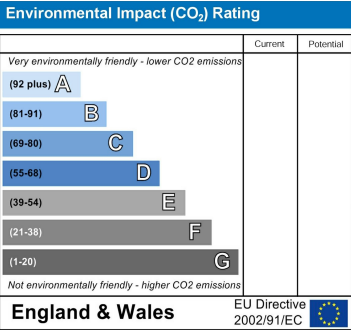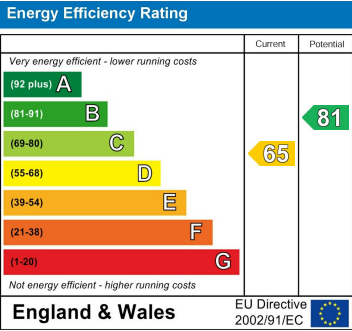## GARAGE 15'7" x 7'10" (4.76 x 2.41)

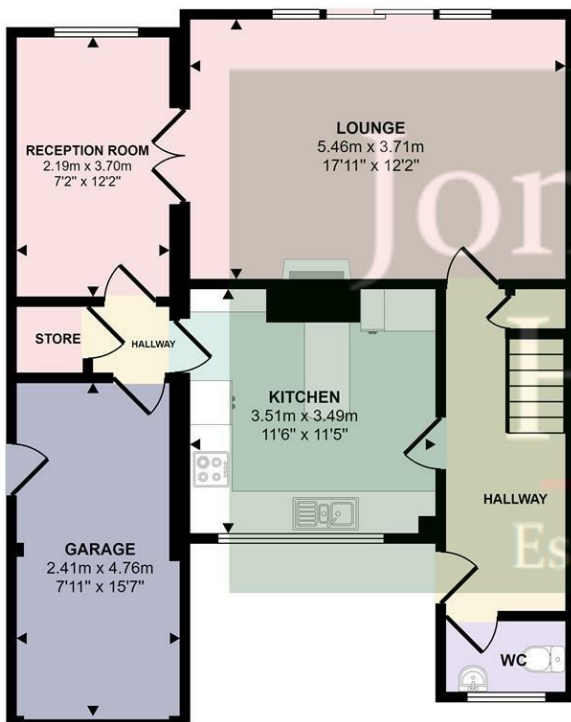## BATHROOM 8'5" x 7'8" (2.58 x 2.35)

GARDEN ROOM/STORAGE

DRIVEWAY

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales
EU Directive
2002/91/EC

Approx Gross Internal Area
119 sq m / 1278 sq ft

RECEPTION ROOM
2.19m x 3.70m
7'2" x 12'2"

LOUNGE
5.46m x 3.71m
17'11" x 12'2"

BEDROOM TWO
3.42m x 3.65m
11'3" x 12'0"

BEDROOM THREE
2.15m x 2.49m
7'1" x 8'2"

LANDING

STORE

HALLWAY

KITCHEN
3.51m x 3.49m
11'6" x 11'5"

BEDROOM ONE
3.51m x 3.53m
11'6" x 11'7"

BATHROOM
2.58m x 2.35m
8'6" x 7'9"

GARAGE
2.41m x 4.76m
7'11" x 15'7"

HALLWAY

OUTBUILDING
3.84m x 2.71m
12'7" x 8'11"

WC

First Floor
Approx 40 sq m / 429 sq ft

Ground Floor
Approx 68 sq m / 737 sq ft
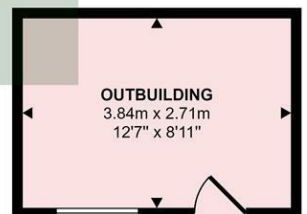
Outbuilding
Approx 10 sq m / 112 sq ft

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.