

Jonathan Hunt

ESTATE AGENCY

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22 Keen Avenue, Buntingford, SG9 9GS

Price Guide £450,000

Offered CHAIN FREE this well-presented three-bedroom semi-detached home is set in the sought-after market town of Buntingford, within catchment for highly regarded local schools. The property features a large driveway providing ample off-street parking, a spacious front living room, and modern kitchen/dining area with integrated appliances and double doors opening onto a low maintenance south-facing garden. Upstairs offers three bedrooms, including a principal bedroom with ensuite, and a modern family bathroom, while a ground floor WC adds further convenience.

Viewing recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



KITCHEN / DINING AREA 10'5" x 16'7" (3.20 x 5.07)



LOUNGE 16'4" x 11'1" (5.00 x 3.40)



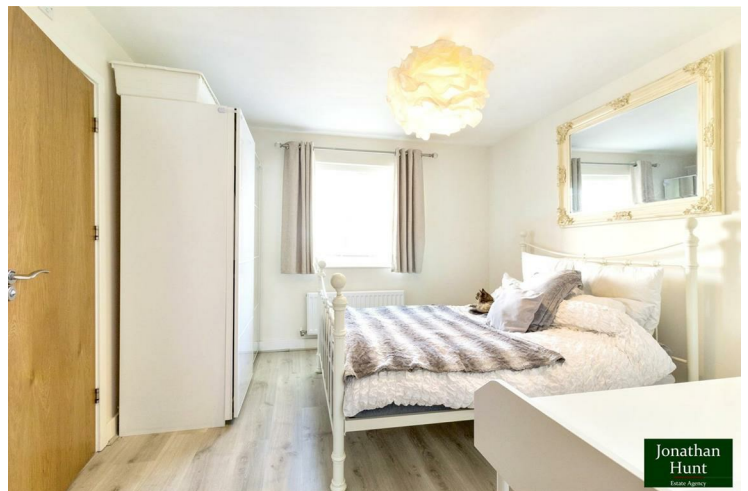
LANDING



WC 5'4" x 3'8" (1.63 x 1.12)



PRINCIPAL ROOM 11'11" x 11'1" (3.65 x 3.40)

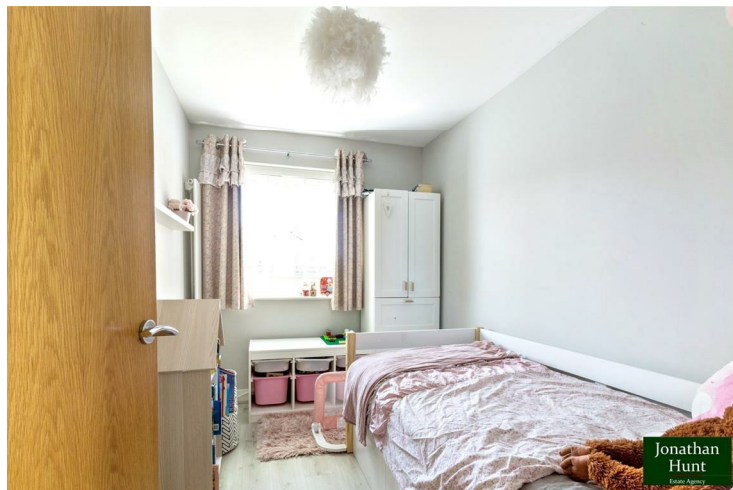


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EN- SUITE 8'3" x 5'1" (2.53 x 1.57)



BEDROOM THREE 11'11" x 11'1" (3.65 x 3.40)



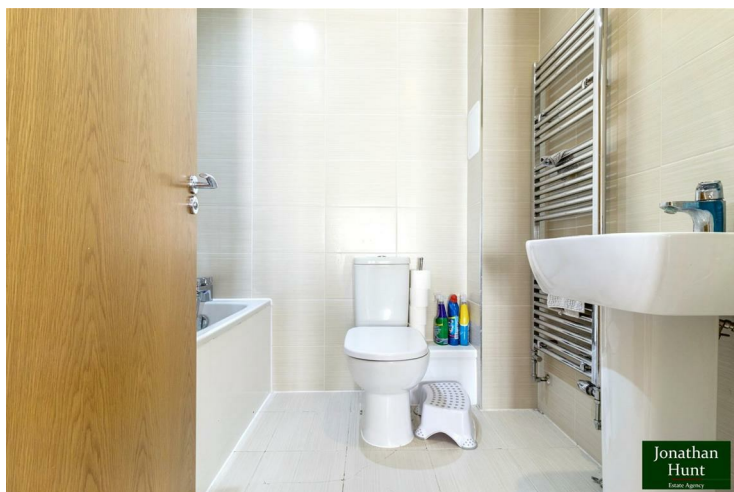
BEDROOM TWO 11'11" x 9'5" (3.64 x 2.89)



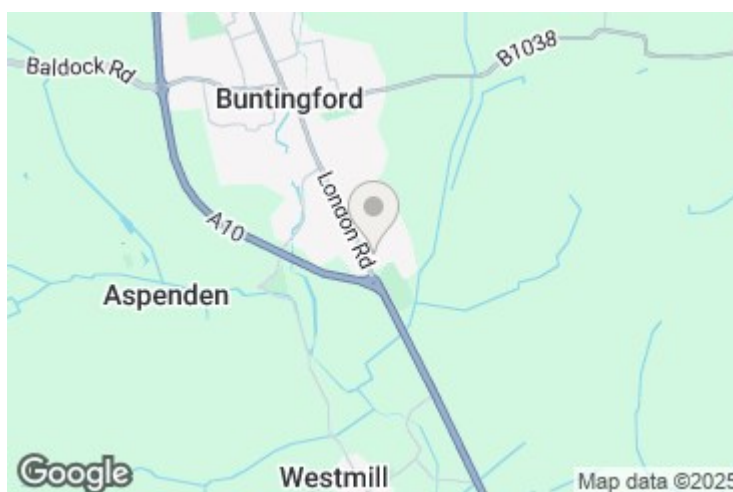
GARDEN



BATHROOM 6'8" x 5'8" (2.05 x 1.73)



PARKING

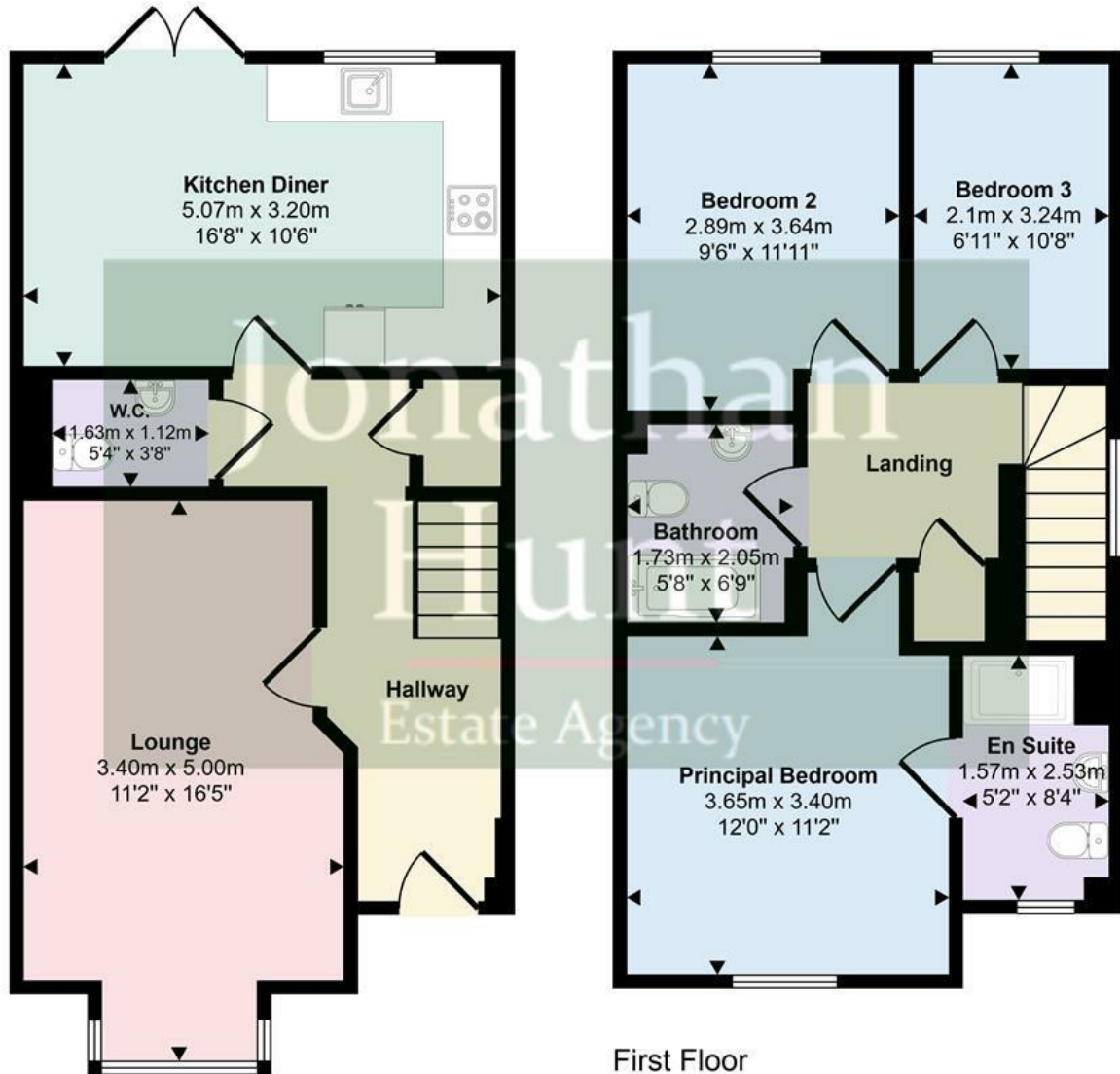


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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
94 sq m / 1008 sq ft



First Floor
Approx 47 sq m / 502 sq ft

Ground Floor
Approx 47 sq m / 506 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.