

# Jonathan Hunt

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Jonathan

349 Monks Walk, Buntingford, SG9 9EA

Asking Price £380,000



## 349 Monks Walk, Buntingford, SG9 9EA

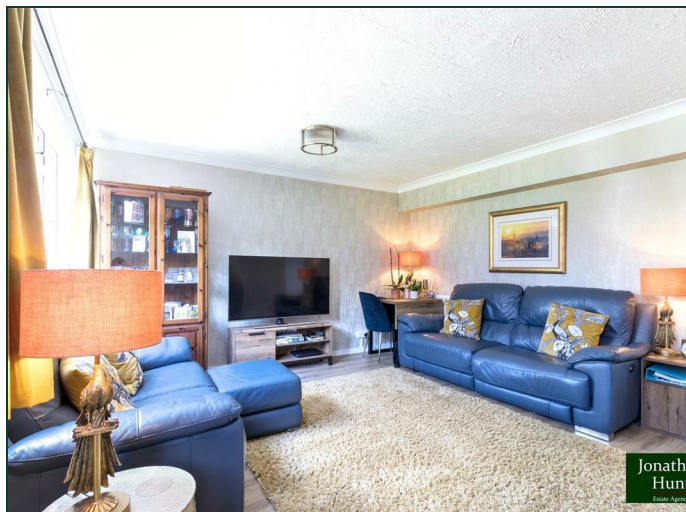
A Rare Find in Monks Walk – End-Plot Family Home with Garage Access from Garden

Tucked away in a peaceful cul-de-sac, this well-positioned three-bedroom home stands apart from others in Monks Walk. Occupying a desirable end plot, it offers side access and a private garage that can be conveniently reached from the rear garden—ideal for families, hobbyists, or those seeking extra flexibility.

Inside, the property delivers bright and spacious accommodation throughout, including:

- Three comfortable bedrooms
- A generous lounge perfect for relaxing or entertaining
- A well-appointed kitchen/breakfast room
- Family bathroom and a handy ground floor W/C
- Sunny, enclosed rear garden with direct garage access

Located in the charming market town of Buntingford, Monks Walk enjoys easy access to a range of local amenities including traditional pubs, independent shops, two supermarkets, a doctors' surgery and dental practices. Families will appreciate the proximity to several highly rated schools—from nursery through to secondary—all within walking distance.



ENTRANCE HALL

KITCHEN 12'9" x 11'1" (3.91 x 3.4)

LOUNGE DINER 17'11" x 13'6" (5.47 x 4.14)

CLOAKROOM

LANDING

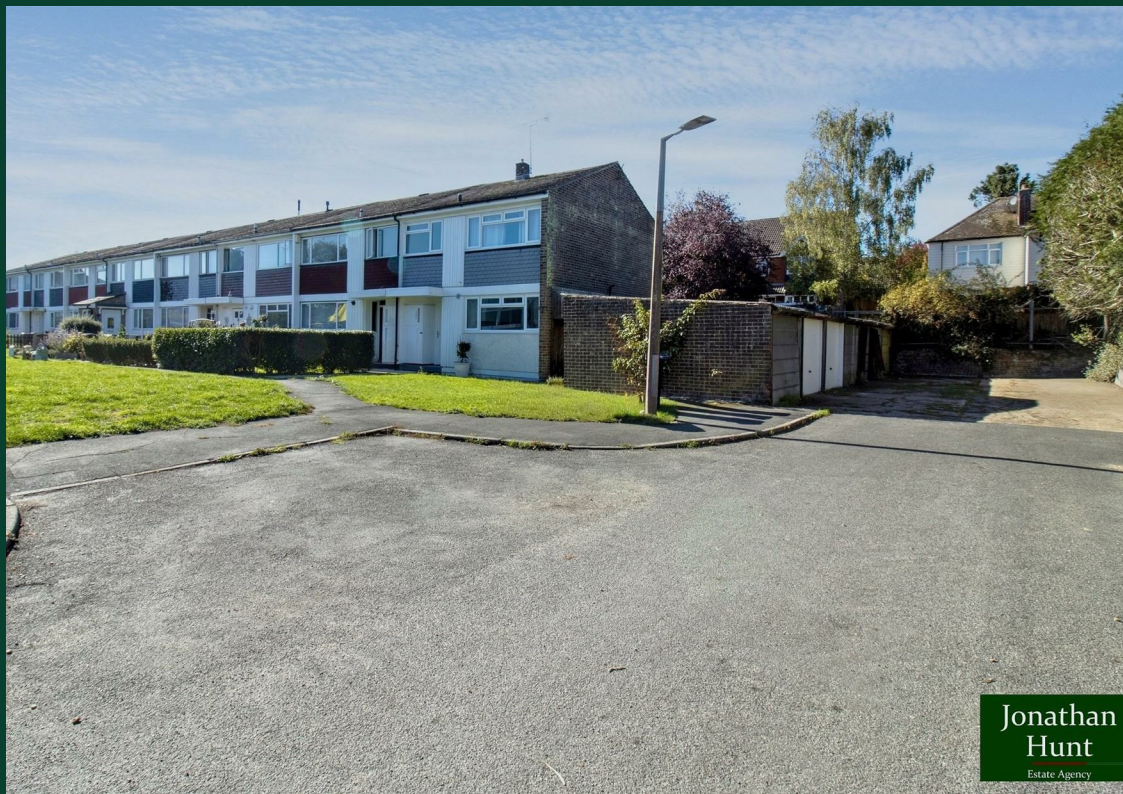
PRINCIPAL BEDROOM 12'8" x 10'6" (3.88 x 3.21)

BEDROOM TWO 11'6" x 9'5" (3.53 x 2.88)

BEDROOM THREE 9'9" x 7'3" (2.99 x 2.23)

SHOWER ROOM 8'1" x 5'3" (2.47 x 1.62)





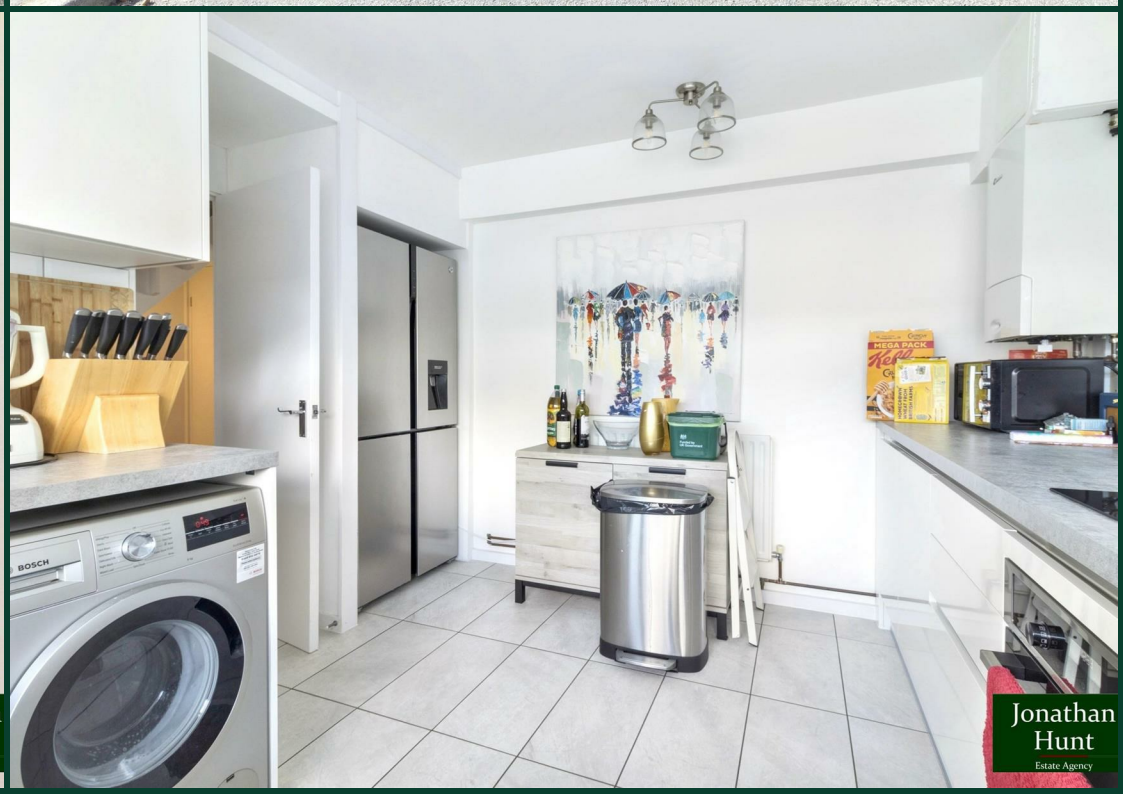
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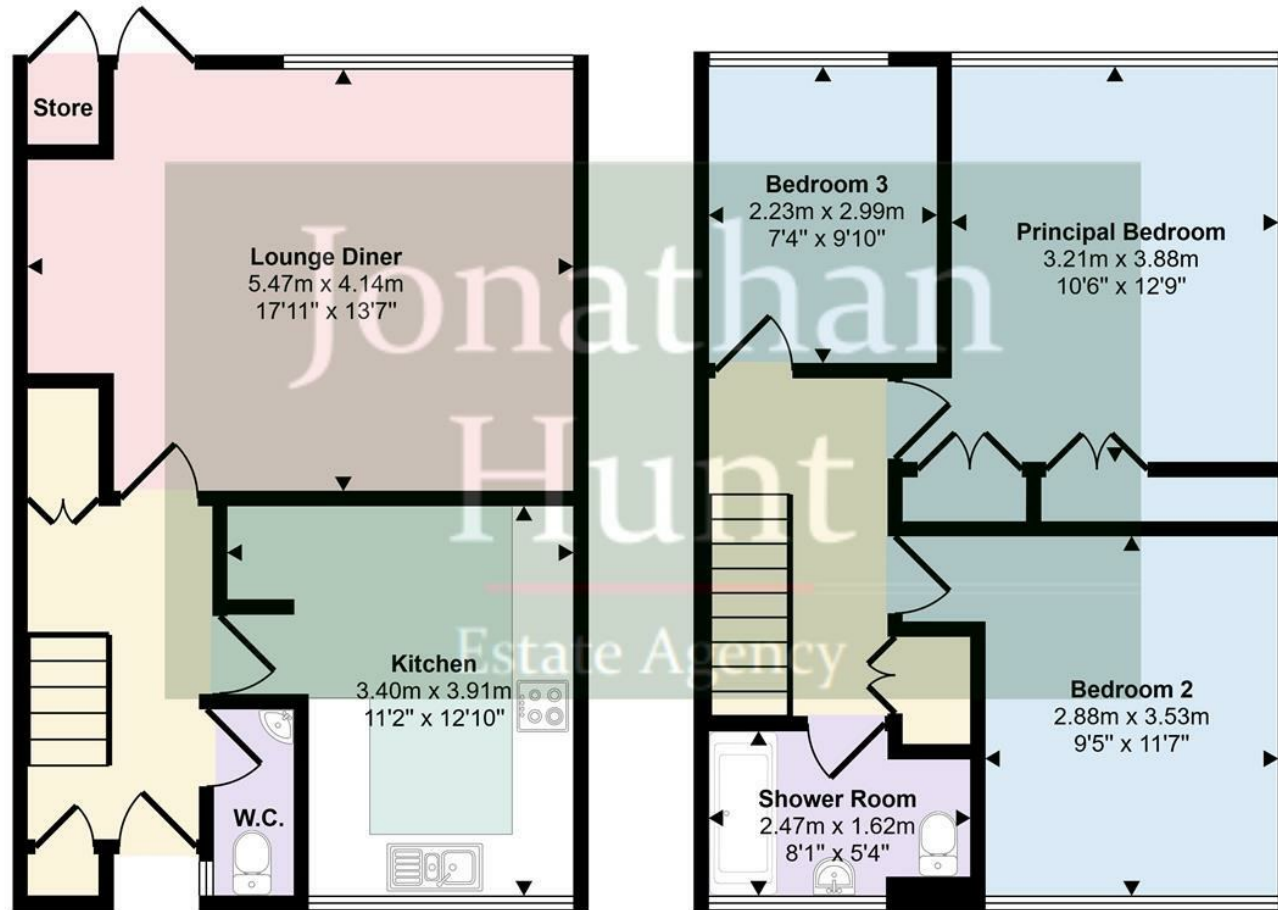


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Approx Gross Internal Area  
90 sq m / 967 sq ft



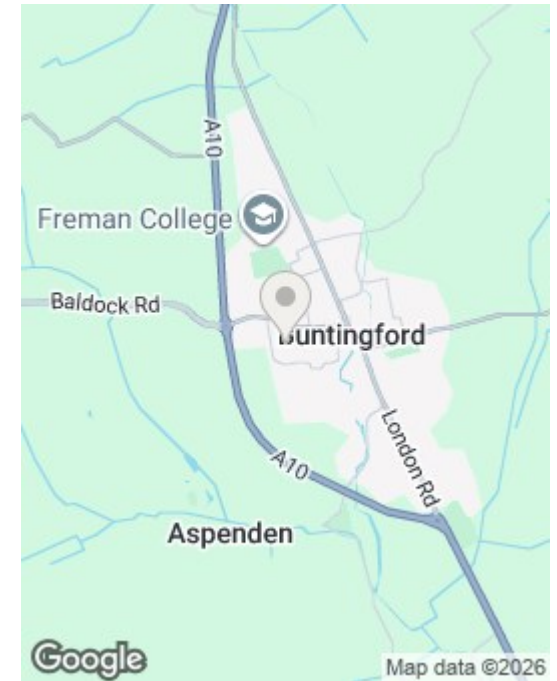
## Ground Floor

Approx 44 sq m / 478 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.

## First Floor

Approx 45 sq m / 488 sq ft



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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	