

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



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1d London Road, Buntingford, Hertfordshire, SG9 9JJ

Asking Price £475,000

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A spacious three-bedroom semi-detached townhouse, ideally located just a short, level walk from the town centre. The property features a well-appointed modern kitchen/breakfast room with casual seating around the breakfast bar, a downstairs cloakroom/WC, and a generous lounge with double doors opening onto the west-facing rear garden. Upstairs are three double bedrooms, a luxury shower room, and a separate family bathroom on the top floor, giving the principal bedroom an almost master-suite feel. Further benefits include double glazing, gas-fired central heating, a sunny private rear garden, useful side access and a driveway providing parking for two vehicles.



KITCHEN 12'7" x 8'8" (3.85 x 2.66)

LOUNGE 14'6" x 10'8" (4.44 x 3.27)

BEDROOM TWO 10'11" x 9'3" (3.34 x 2.82)

BEDROOM THREE 11'1" x 8'3" (3.39 x 2.54)

SHOWER ROOM 9'0" x 4'2" (2.75 x 1.28)

PRINCIPAL BEDROOM 17'0" x 7'11" (5.20 x 2.42)

BATHROOM 8'10" x 7'10" (2.70 x 2.39)



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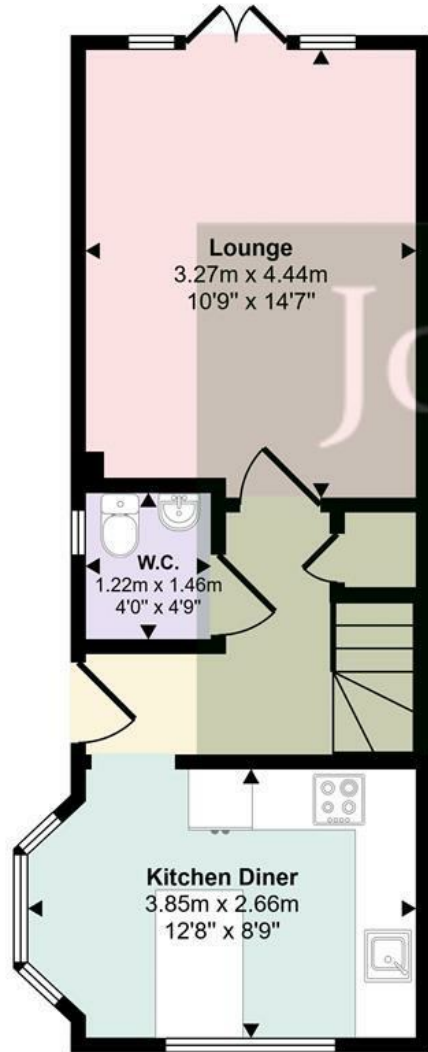
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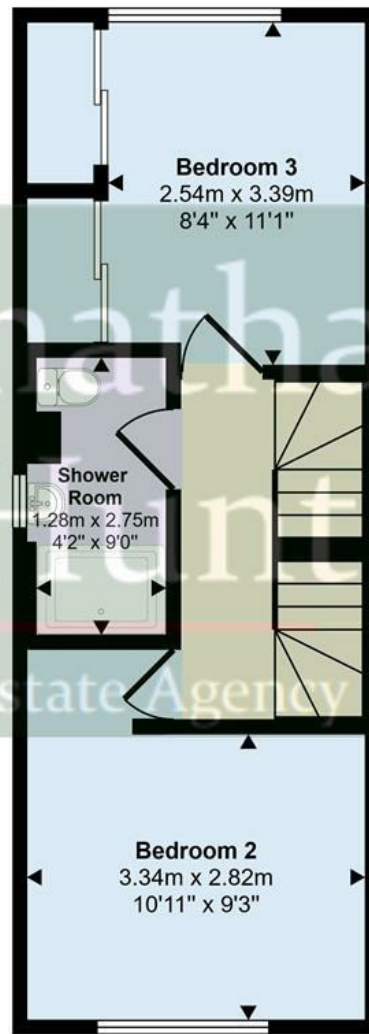
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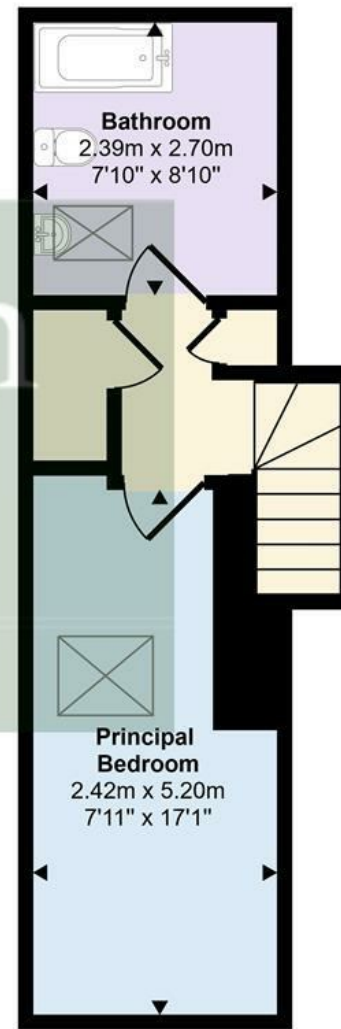
Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft

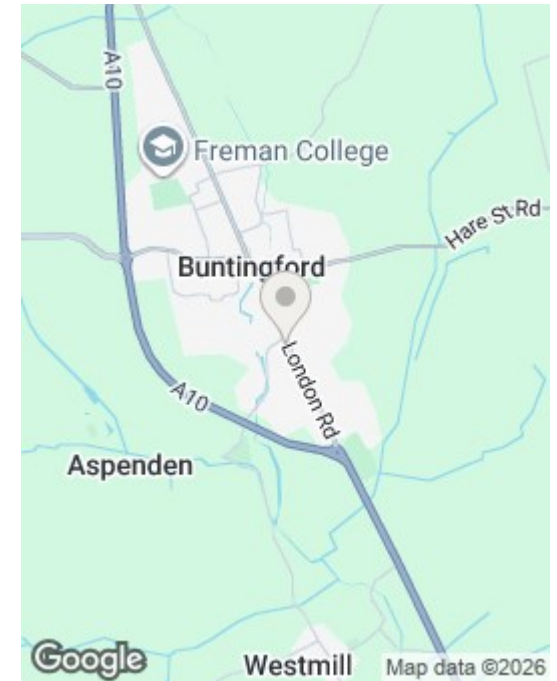


First Floor
Approx 33 sq m / 355 sq ft



Second Floor
Approx 25 sq m / 270 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (71-81) B (59-80) C (48-58) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-54) E (13-34) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	