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40 Cranville way, Buntingford, Hertfordshire, SG9 9UR

Price Guide £650,000

Offered Chain Free.

Nestled amidst prestigious family residences, this impeccably presented four-bedroom detached home enjoys an enviable location within easy reach of Aspenden village and Buntingford town center. The focal point of this graceful property is its inviting open-plan Kitchen/Family room, complemented by a generously sized lounge, a study/office, utility room, and a convenient downstairs cloakroom. Upstairs, the accommodation comprises a luxurious Master bedroom with an en-suite, a second bedroom also benefiting from an en-suite, two additional bedrooms, and a family bathroom. Outside, a garage and driveway offers off-road parking, while the beautifully landscaped garden provides a sunny retreat recently enhanced by the current owners. Viewing is highly recommended to appreciate the charm and elegance of this residence.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



KITCHEN/FAMILY ROOM 26'8" x 10'2" (8.14 x 3.11)



LIVING ROOM 18'2" x 11'7" (5.55 x 3.55)



KITCHEN/FAMILY ROOM pic 2



W/C



KITCHEN/FAMILY ROOM pic 3



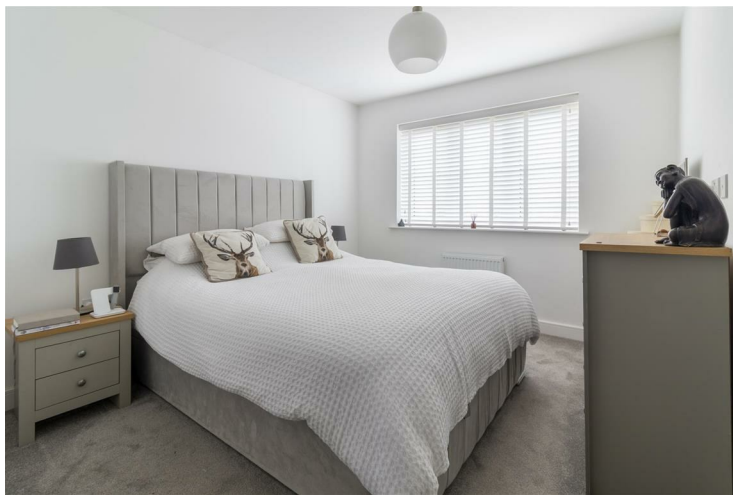
UTILITY ROOM



BEDROOM TWO 3.73 X 2.65



BEDROOM ONE 10'7" x 9'8" (3.23 x 2.96)



EN-SUITE



EN-SUITE



BEDROOM THREE



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BEDROOM, FOUR



BATHROOM



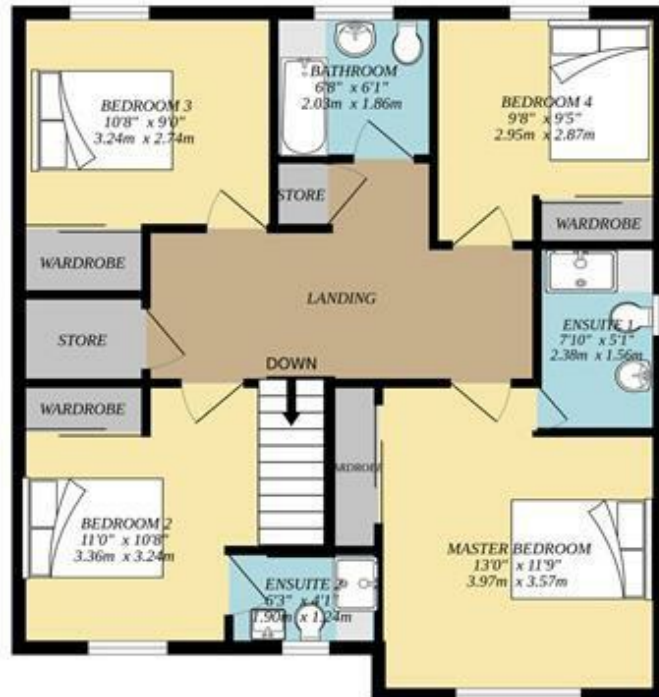
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	

GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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