

## Brice Gardens, Buntingford, SG9 9GR

Westwood Leber are delighted to bring to the market this fantastic five bedroom, two bathroom home arranged over three floors, boasting beautiful and spacious interiors throughout, a private garden, driveway, garage and situated within walking distance to the charming village High Street and local schooling.

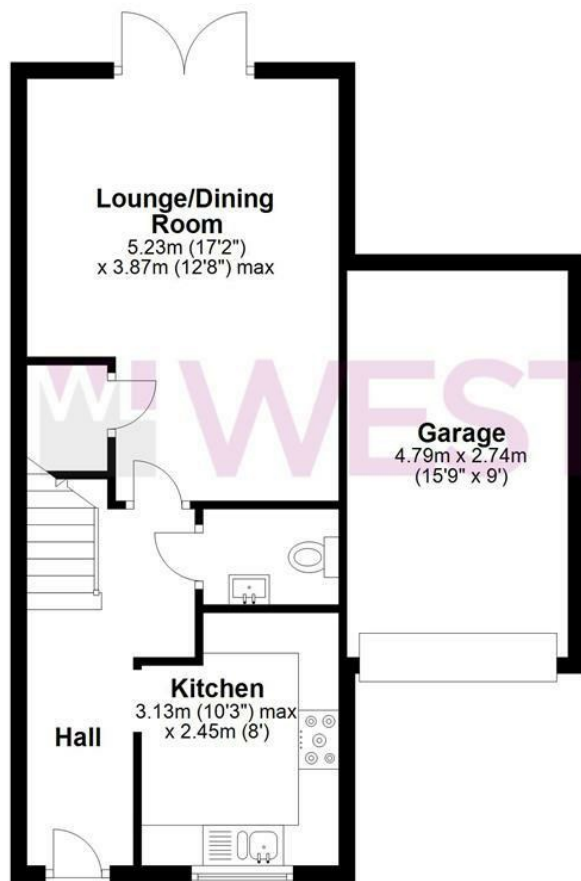
The property benefits from entrance hall, cloakroom WC, fully fitted kitchen with built-in appliances and spacious lounge with French doors to the garden. On the first floor is the master bedroom benefitting from fully fitted wardrobes and en-suite shower room and two double bedrooms. The top floor offers two double bedrooms and the family bathroom.

Externally the property offers a rear garden with paved terrace leading down to a lawn, timber shed and access leading to the garage. The property also benefits from a front driveway.



## Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



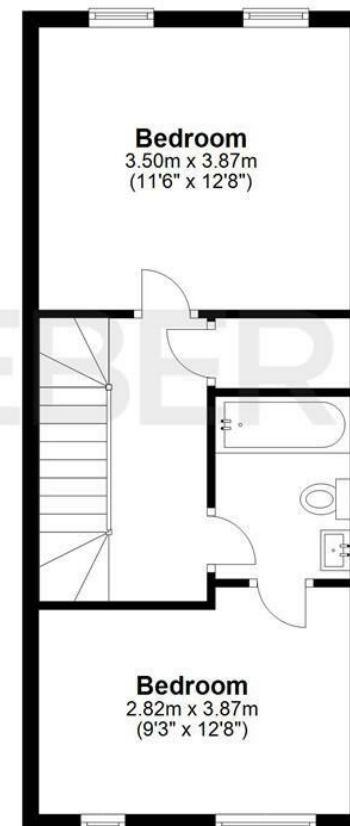
## First Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



## Second Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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