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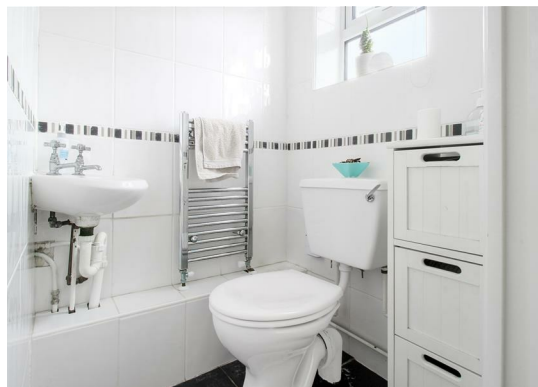
Monks Walk, Buntingford

£550,000

**Sanctuary**  
Buntingford

## Monks Walk, Buntingford, SG9 9EE - £550,000

Sanctuary Buntingford are pleased to offer for sale an EXTENDED Detached family home offering generous accommodation, situated in a pleasant residential turning close to high street facilities and schools. The property comprises 4 Bedrooms, Entrance porch, Downstairs Wc, 31ft Lounge/Dining room. Re-fitted Kitchen, Study/Playroom, En-suite Shower Wc, Family Bathroom Wc, Gas central heating, uPVC Double Glazed windows, Pleasant rear garden with outbuilding and Off street parking to front for four vehicles.





### **Entrance door to:**

### **Entrance porch**

Tiled floor, radiator. Door to:

### **Downstairs Wc**

Comprising low level wc, wash hand basin, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.

### **Lounge/Dining room**

31'9" x 13'7"

Sliding patio doors to rear garden, feature fireplace laminate flooring, 2 radiators, tv point, window to side of dining section, stairs to first floor. Squared archway to:

### **Kitchen**

11'10" x 9'8"

Re-fitted with a matching range of Hi-Gloss wall and base units with roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, electric cooker point, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, tiled floor, window to rear aspect.

### **Study/Playroom**

16' x 7'9"

Window to front aspect, fitted carpet, radiator.

### **Stairs to first floor landing**

Fitted carpet. Door to:

### **Bedroom One**

11'3" x 8'10" < 18'8"

Window to rear aspect, fitted carpet, radiator. Door to:

### **En-suite Shower Wc**

Comprising shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

### **Bedroom Two**

12'1" x 10'9"

Window to front aspect, fitted carpet, radiator, storage cupboard.



### Bedroom Three

12'1" x 8'

Window to front aspect, fitted carpet, radiator, access to loft.

### Bedroom Four

8'10" x 7'5"

Window to rear aspect, fitted carpet, radiator, boiler cupboard.

### Family Bathroom Wc

3 Piece suite in white comprising panel enclosed bath with mixer tap and wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan, obscure glazed window to rear.

### Exterior

Rear garden: Crazy paved patio area leading to lawn with slate chipping area to far end giving access to large timber outbuilding with power and light, further timber shed, block paved area to side with brick built shed and side pedestrian access, outside lighting, outside water tap.

Front: Predominantly block paved with off street parking for four vehicles.

### Agents note

Council tax band E £2,727.88 (subject to change)

what3words: ///intruders.daily.digitally



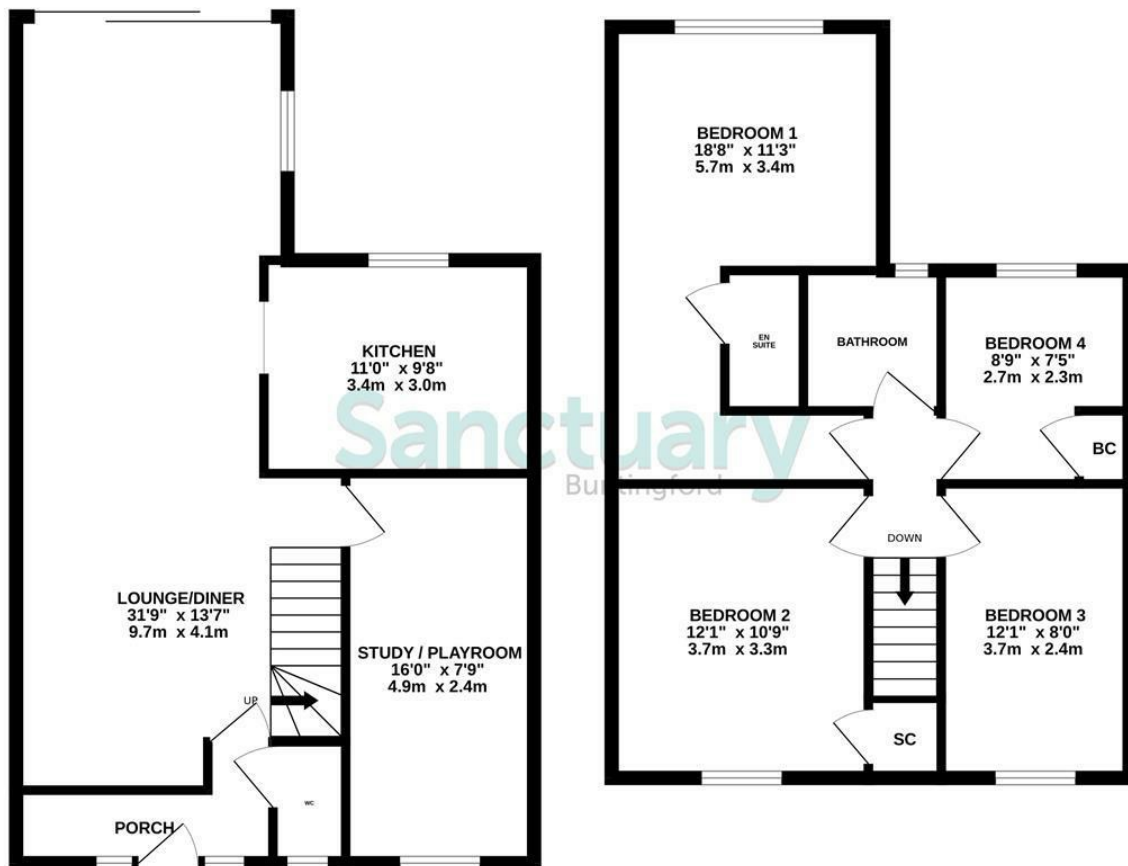






GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.

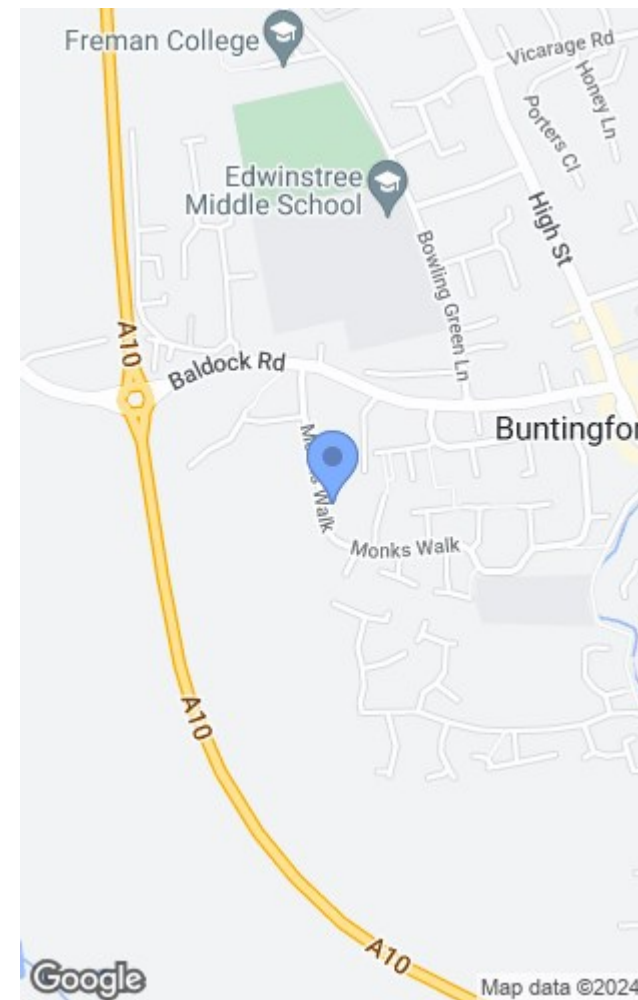
1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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