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Hummerston Close, Buntingford

£610,000

**Sanctuary**  
Buntingford

## Hummerston Close, Buntingford, SG9 9SX - £610,000

Sanctuary Buntingford are delighted to offer a beautifully presented Semi Detached family home, in a wonderful location enjoying fabulous outlook over countryside, yet being a close level walk to high street facilities and schools. The property comprises 4 Double Bedrooms, Lounge, Kitchen/Diner with fitted appliances, Downstairs Wc, En-suite Shower Wc, Family Bathroom Wc, Additional Wc to 2nd floor, Gas central heating, Pleasant gardens, Garage & driveway to rear for 2 vehicles and remainder of NHBC warranty.



**Agents note**

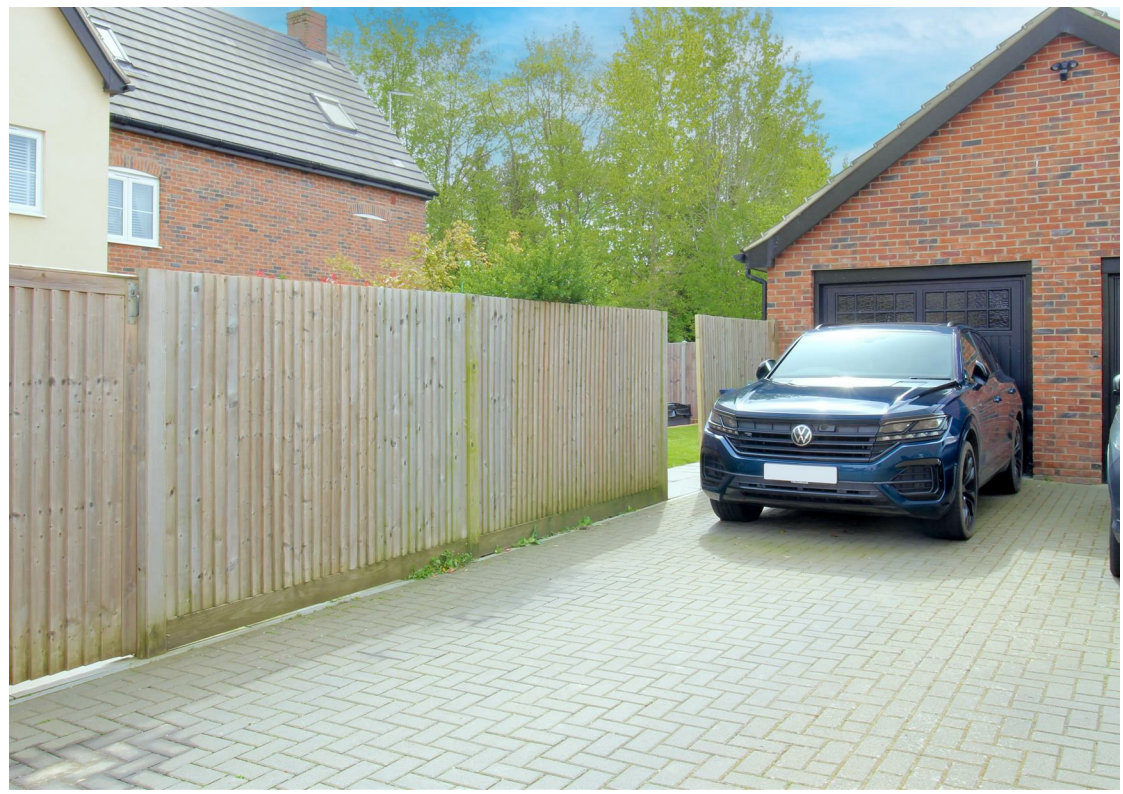
Council tax band E £2,727.88p/a subject to change

what3words: ///boasted.myths.ownership



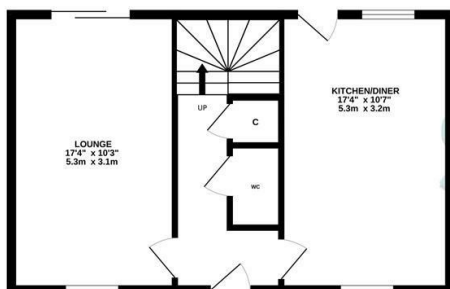




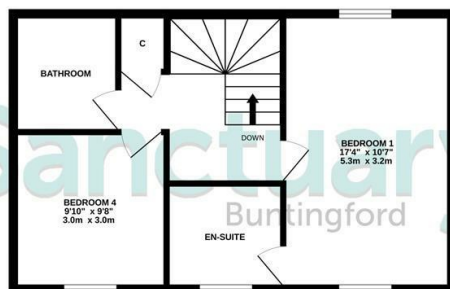




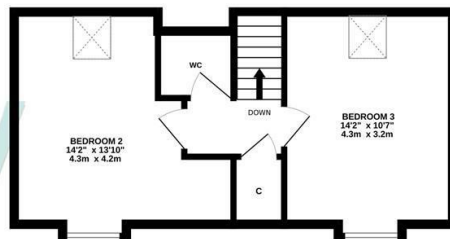
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

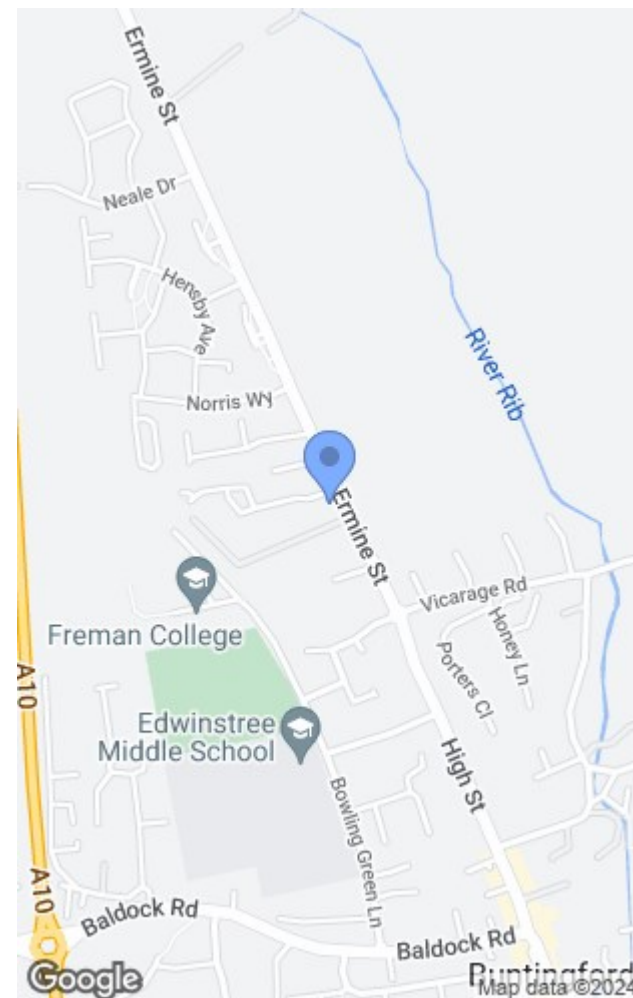


2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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/fittings 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			93
(81-91) B		84	
(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 <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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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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