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Monks Walk, Buntingford

£575,000

Sanctuary
Buntingford

Monks Walk, Buntingford, SG9 9EE - £575,000

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 hallway, Downstairs Wc, Lounge. Re-fitted Kitchen/Diner, En-suite Shower Wc, Family Bathroom Wc, Gas central heating, uPVC Double Glazed windows, West facing rear garden and Off street parking to front with Integral Garage.





Entrance door to:

Entrance hall

Fitted carpet, radiator, recessed down lights, stairs to first floor.
Door to:

Downstairs wc

Comprising low level wc, wash hand basin, fitted carpet, radiator, obscure glazed window to front.

Lounge

21'1" > 18'4" x 10'5" < 13'8"

French doors to rear garden & patio area, laminate flooring, recessed down lights, 2 feature radiators, coved cornice ceiling, tv point. Squared archway to:

Kitchen / diner

21'10" x 11'2"

Re-Fitted in a matching range of modern contemporary style wall and base units with work surfaces, double bowl sink unit with mixer tap, integrated double oven/microwave & grill, integrated dishwasher, integrated fridge & freezer, splash backs, tiled floor to kitchen area, laminate flooring to dining area, windows to side and rear, feature radiator, door to exterior, door to large cupboard with plumbing for washing machine, gas fired boiler (formed from rear end of integral garage).

Stairs to first floor

Fitted carpet, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

15'8" x 10'4"

Window to rear aspect, built in wardrobes, fitted carpet, radiator, coved cornice ceiling, recessed down lights. Leading to:

En-suite Shower wc

Comprising quadrant shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail.



Bedroom Two

12'5" x 10'9"

Window to front aspect, laminate flooring, radiator, radiator, coved cornice ceiling, recessed down lights, tv point.

Bedroom Three

9'5" x 8'0"

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

Bedroom Four

8'8" x 7'5" < 9'8"

Window to rear aspect, fitted carpet, radiator.

Bathroom wc

Re-fitted 3 piece suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin and low level wc set into unit, tiled walls, tiled floor, obscure glazed window to rear.

Exterior

West facing rear garden with block paved patio area with steps up to lawn with shrub borders and railway sleepers, timber shed, outside light, outside power point, outside tap, side pedestrian access.

Front: Recently laid resin driveway providing off street parking for 2 vehicles, access to remainder of GARAGE with up & over door, power and light connected.

Agents note

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

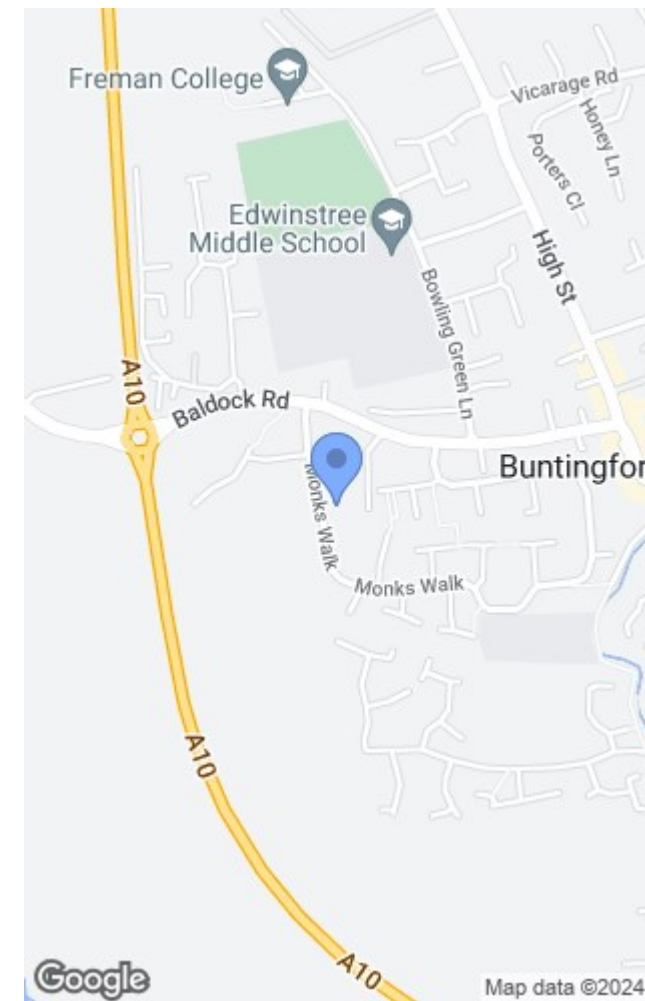
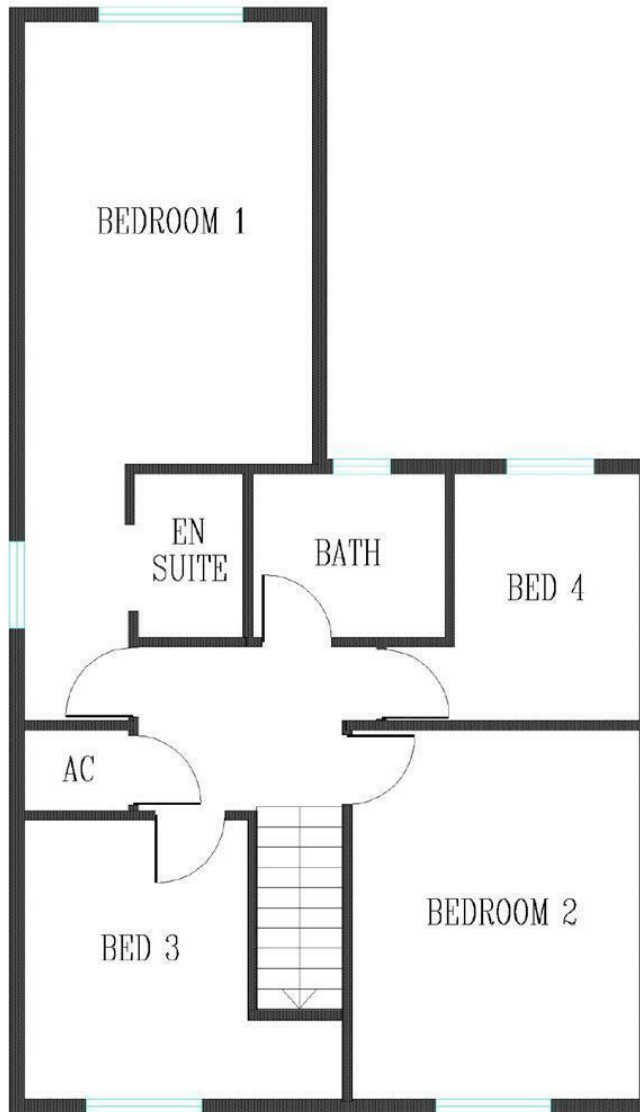
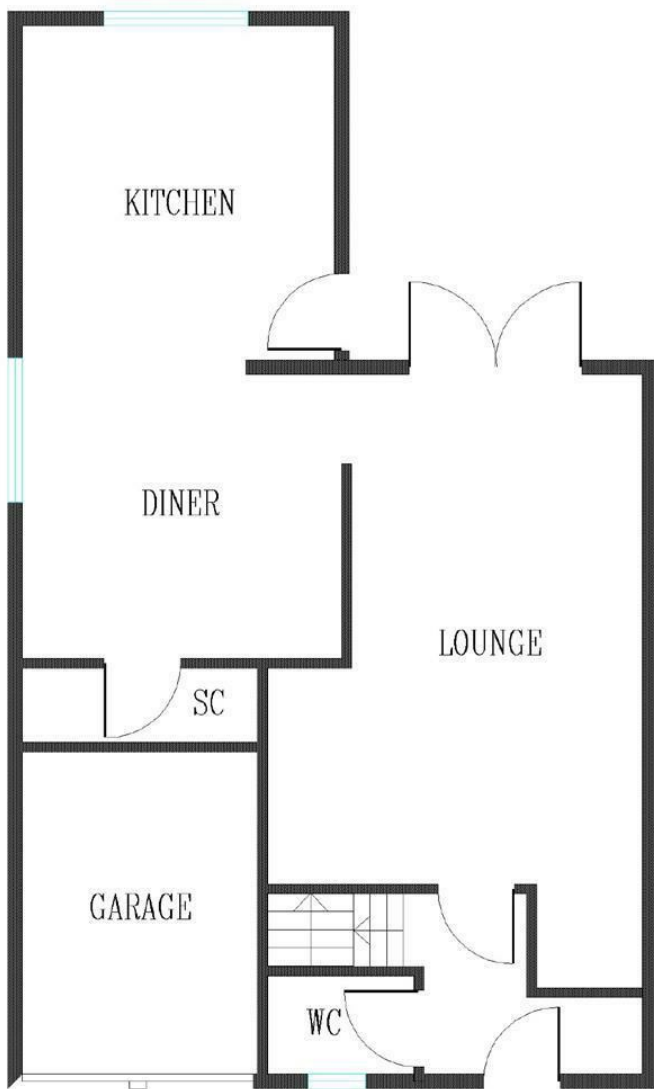
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	83
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	

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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