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Downhall Ley,
Buntingford
£318,500

Sanctuary
Buntingford

Downhall Ley, Buntingford, SG9 9JT - £318,500

**** OFFERED WITH NO UPWARD CHAIN **** Sanctuary Buntingford are pleased to offer this lovely End of terrace property situated on a corner plot in a convenient location close to shops and schools. The property comprises 2 Bedrooms, 23ft Lounge/Dining room, Kitchen, Bathroom Wc, Gas central heating, uPVC D/glazed, Larger than average rear garden on corner plot and Car port to rear.

Entrance door to

Entrance porch with hanging space. Door to:

Lounge / dining room

23'0" x 12'4"

Bow window to front aspect, laminate flooring, 2 radiators, tv point, stairs to first floor, under stairs cupboard, french doors to rear garden. Doorway to:

Kitchen

9'2" x 5'2"

Fitted with a matching range of wall and base units with roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, plumbing for washing machine, electric cooker point, tiled splash backs, vinyl floor covering, window to rear aspect, domestic gas fired boiler.

Stairs to first floor landing

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

Bedroom One

10'5" x 9'1" < 10'3"

Window to front aspect, laminate flooring, radiator, tv point, built in wardrobe.

Bedroom Two

9'1" x 7'2"

Window to rear aspect, laminate flooring, radiator.

Bathroom wc

Re-fitted three piece suite in white comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled splash backs, fitted carpet, radiator, obscure glazed window to rear.

Exterior

Rear garden: The secluded and generous size of the rear garden on a corner plot is a particular feature to this property with good sized decking area leading to lawn and shingle area, timber shed, rear pedestrian access to CAR PORT with parking for 1 vehicle.

Front: Laid to lawn with shrubbery.

Agents note

Council tax band C £2,079.38 p.a. (Subject to Change)

what3words: ///chipper.mistress.wand

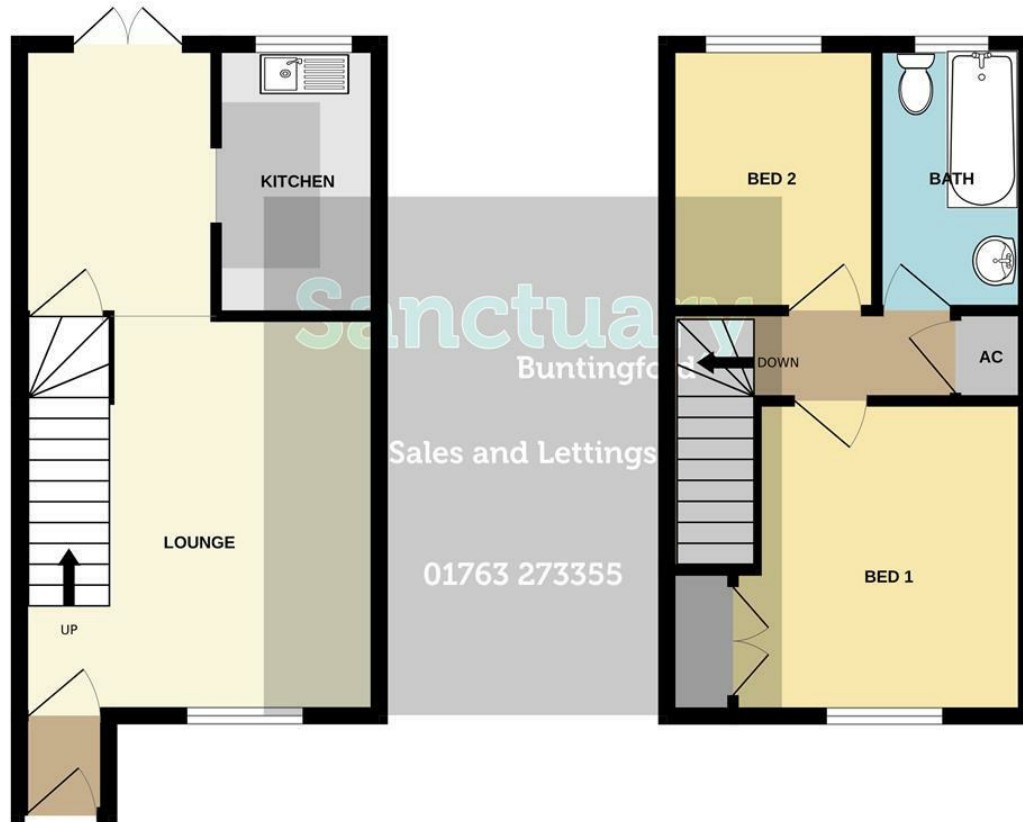






GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

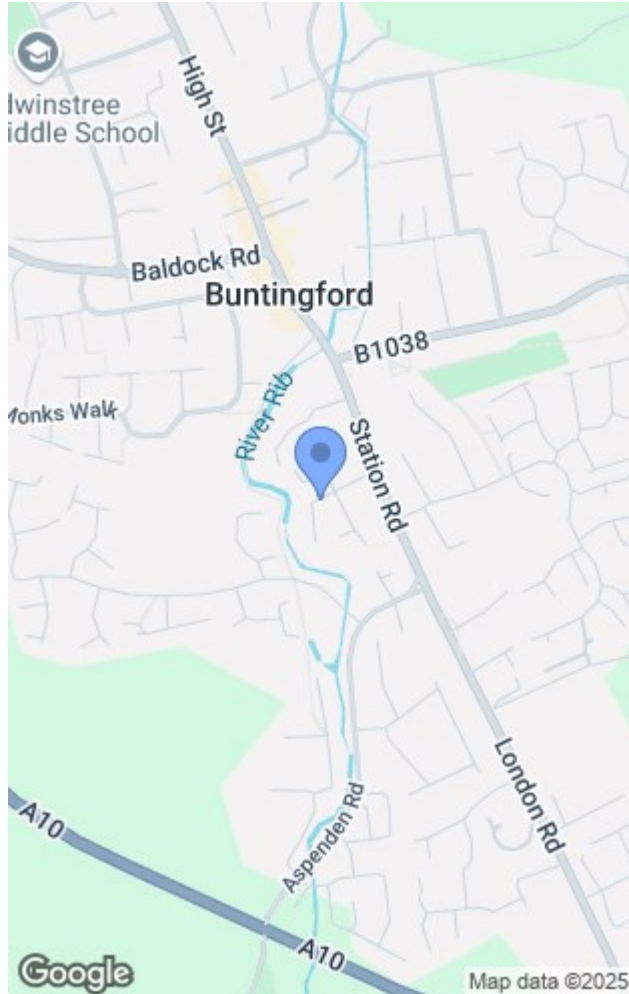
1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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Sales and Lettings
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TOTAL FLOOR AREA : 575 sq.ft. (53.4 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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