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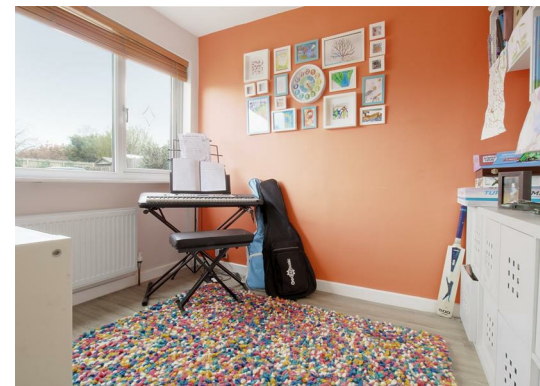
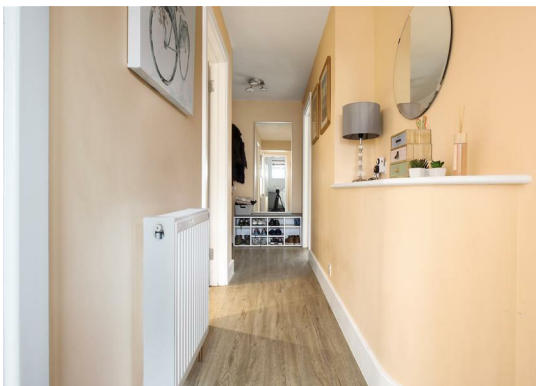
Monks Walk, Buntingford

£490,000

**Sanctuary**  
Buntingford

## Monks Walk, Buntingford, SG9 9DP - £490,000

Sanctuary Buntingford are delighted to offer for sale a recently refurbished semi detached home offering tasteful modern accommodation in a cul de sac location, close to local schools and shops. The property comprises 3 Bedrooms, Downstairs Wc, Wonderful open plan ground floor accommodation including Lounge, Dining room & Re-fitted Kitchen, Study/Playroom, Utility room, Bathroom Wc with additional shower cubicle, Gas central heating, uPVC Double glazed windows and Good off street parking to front.





## **ENTRANCE DOOR TO:**

### **ENTRANCE HALL**

Laminate flooring, radiator, under stairs cupboard, stairs to first floor. Door to:

### **DOWNSTAIRS WC**

Comprising low level wc, wash hand basin, tiled splash backs, laminate flooring, heated towel rail, obscure glazed window to front.

### **LOUNGE/DINING ROOM**

12'7" x 11'9"

Window to front aspect, living flame gas fire inset into chimney breast, laminate flooring with underfloor heating, tv point, open aspect to:

### **KITCHEN/DINER**

23'2" x 8'9"

Re-fitted with a matching range of modern contemporary wall and base units with Quartz work surfaces, inset 1 & 1/2 bowl sink unit with mixer tap, integrated double oven and grill with 4 plate induction hob and stainless steel extractor hood fitted, integrated microwave, integrated warming drawer, integrated dishwasher, good sized integrated fridge, laminate flooring with underfloor heating concealed gas fired boiler, window to rear and Bi-folding doors to rear garden.

### **STUDY / PLAYROOM**

9'2" x 7'7"

Window to front aspect, laminate flooring, radiator.

### **UTILITY ROOM**

7'7" x 6'10"

Comprising re-fitted wall and base units with Quartz work surfaces, inset sink unit and mixer tap, good sized integrated freezer, plumbing for washing machine, recess for tumble dryer, laminate flooring.

### **TURN STAIRCASE LEADS TO:**

First floor landing with fitted carpet, access to loft. Door to:



**BEDROOM 1**

13'1" x 11'10"

Window to front aspect, laminate flooring, radiator.

**BEDROOM 2**

12'9" x 9'0"

Window to rear aspect, laminate flooring, radiator.

**BEDROOM 3**

11'0" x 7'0"

Window to front aspect, fitted carpet, radiator.

**BATHROOM WC**

Re-fitted suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin & low level wc, set into unit, enclosed double size shower cubicle with wall mounted mixer shower, tiled walls tiled floor, heated towel rail, obscure glazed window to rear, airing cupboard housing hot water cylinder and shelving.

**EXTERIOR**

Rear garden: Decking & paved area leading to artificial lawn with further paved area to far end with raised shrub beds & sleepers gazebo, hot and cold water taps, outside lighting, outside power sockets, side pedestrian access.

Front: Artificial lawn, block paved frontage with off street parking for at least 2 vehicles and ample visitor bays near by, outside power sockets.

**AGENTS NOTE**

Council tax band D £2,222.06 (subject to change)

what3words: ///earful.rivers.apparatus

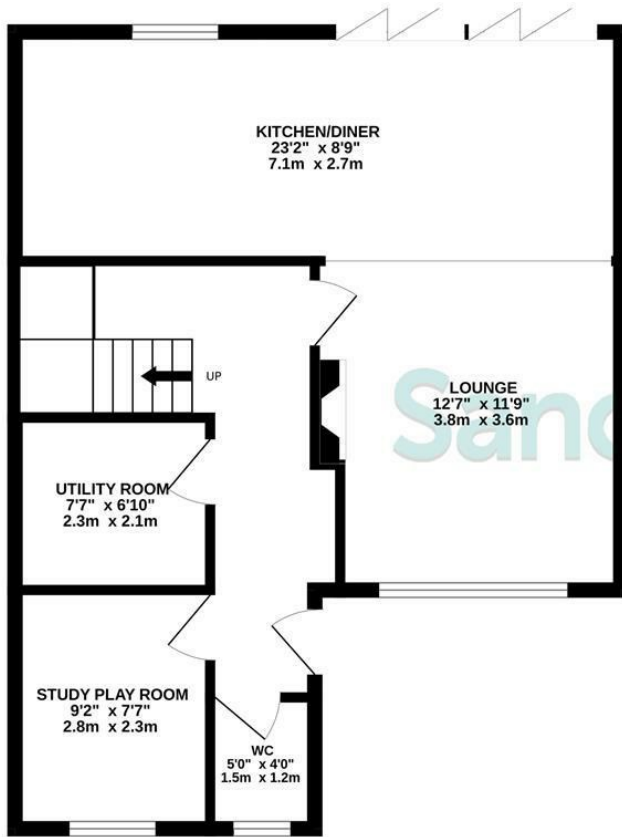




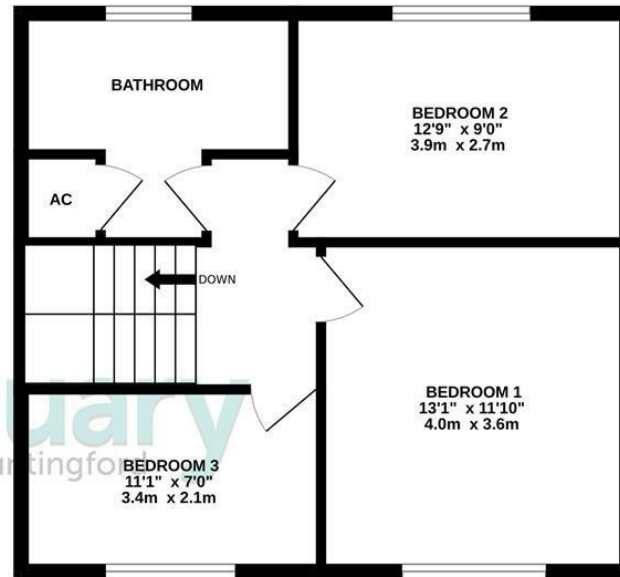




GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



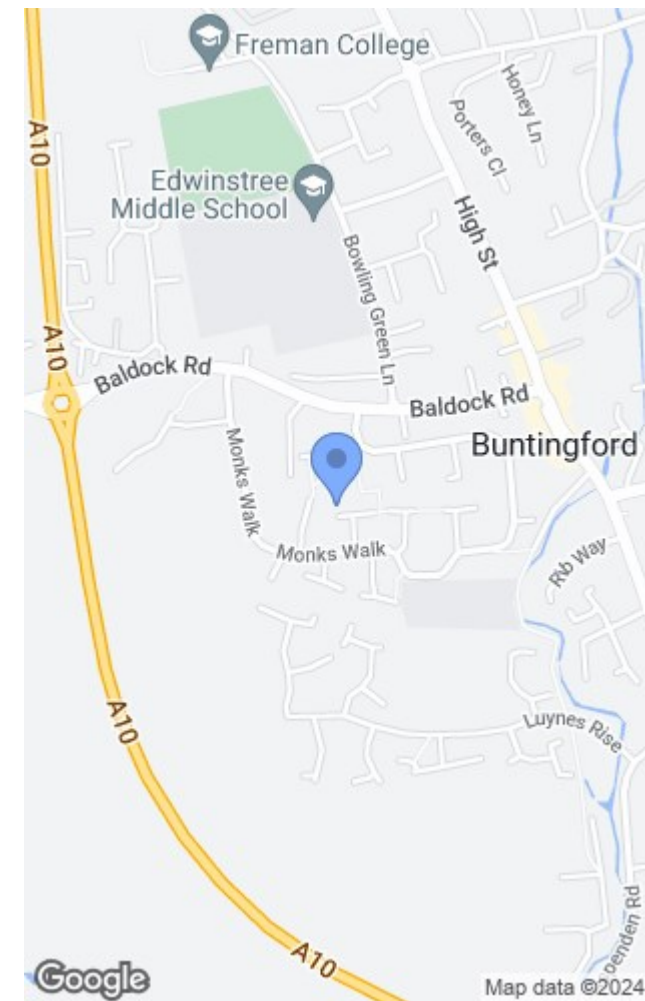
1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      |           |
| (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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Buntingford