



1 Dell Spring
Buntingford | Hertfordshire | SG9 9BF

STEP INSIDE

1 Dell Spring

A beautifully located three-bedroom, detached family home built in 1987. Situated in a quiet cul de sac location in the heart of Buntingford. This delightful home offers approximately 1391 sq.ft of accommodation and has been extended, with potential to extend further to the second floor subject to planning permission. Set in a riverside location and conservation area, just a short walk to the High Street, local shops, and amenities. A fantastic family home, with many local schools just on the doorstep. The property has gas central heating and double-glazed windows, EPC band C, council tax band E with no onward chain.

Step Inside

Into a light and airy hallway with cloakroom and staircase leading to the first floor. The living room is a generous size with feature fireplace and full height windows which let the light flood through.

French doors leading into the dining room connect the rooms, a great entertaining space which flows out to the rear garden. There is a study / snug just off the dining room which could be a great place to work from home, hobby room or playroom. If you perhaps need a fourth bedroom or room that can be used occasionally, the snug also would be great room to utilise for any purpose.

The kitchen is really the heart of this home, extended to create a utility area and plenty of room for a small table to have a lovely breakfast area.

On the first floor there is a master bedroom with built in wardrobes and views to the rear overlooking the garden. There are a further two bedrooms, one of which has been extended to create another double room and the other with stunning river views. There is a family bathroom in the centre to facilitate all rooms.











STEP OUTSIDE

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To the front there is a lovely laid lawn with flower borders, driveway with parking for 2 cars with electric charging point and garage.

A beautiful rear garden with laid lawn and various tree and shrub borders, side access with water tap.

Location

The location in Buntingford is ideal as the house benefits from everything the High Street has to offer, including a Sainsbury's Local, a Co-op and a selection of independent shops including an excellent cheese shop, restaurants, coffee bars and public houses. There are several parks around the town and the town is surrounded by countryside.

There are lots of activities to get involved with, including tennis, bowls and keep fit boot-camps, as well as the parks with play equipment for children. There are good state schools in Buntingford as well as many highly regarded private schools locally including St Edmunds College, Haileybury, Bishops Stortford College, Heath Mount, St Josephs and Duncombe schools.

For the commuter, stations are found in Hertford, Ware, Royston and Stevenage all providing fast and frequent services into London. The A10 provides excellent road access to London, the M25 and Cambridge and just 18 miles to Stansted Airport.

Council Tax Band: E

Tenure: Freehold

Asking price £ 675,000



1 DELL SPRING

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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.

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