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Friars, 3 St. Francis Close, Buntingford, Hertfordshire,  
SG9 9SH



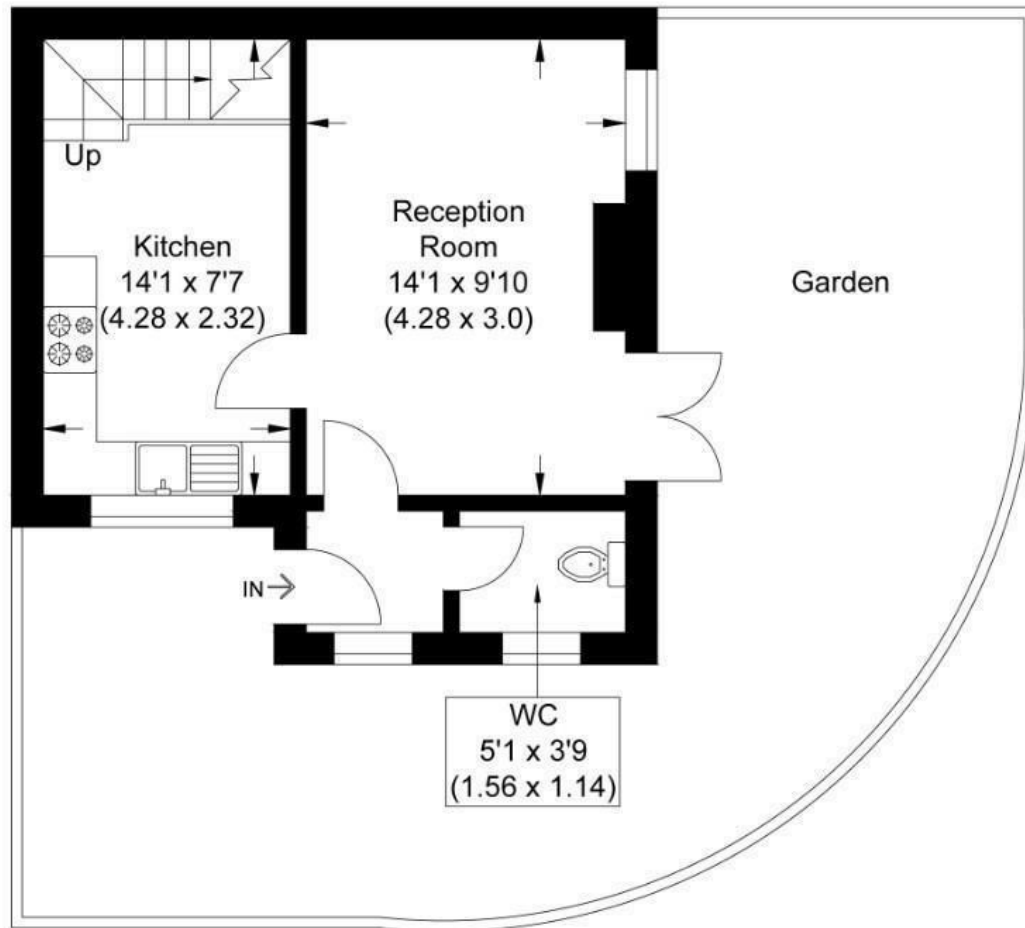
# Friars, 3 St. Francis Close, Buntingford, Hertfordshire, SG9 9SH

Price £360,000

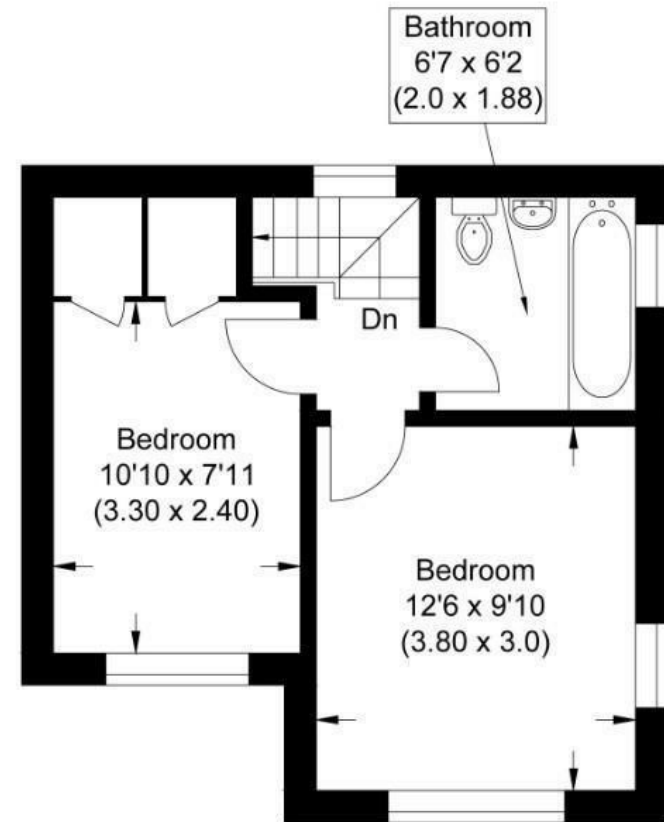
A very rare opportunity to purchase this unique Victorian styled two bedroom character home, set within an exclusive setting on the outskirts of Buntingford. Added on to the side of a converted former Friary in 1996, the property's features include high ceilings with attractive architrave and large windows, along with allocated parking and a walled courtyard garden.

- Exclusive gated development.
- Two bedrooms
- Tall ceilings
- Allocated parking
- Large tall windows
- This property was built in 1996 in the style of and on to a Victorian converted Friary
- Attractive architrave
- Double glazed
- Walled east and south facing garden
- Chain free!

Approximate Gross Internal Area  
54.56 sq m / 587.27 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Front

Walled garden with iron gate leads through the courtyard front garden to:

Entrance

Timber front door. Carriage lamp to the side.

Lobby

Window above front door. Window to front aspect. Radiator. Cupboard housing consumer unit. Timber door to cloakroom. Glazed and timber door to sitting room.

Cloakroom

5'1" x 3'9"  
Wash hand basin. Low level flush w.c. Extractor fan. Mirrored medicine cabinet. Radiator. Vinyl flooring. Obscure window to front aspect.

Reception Room

14'1" x 9'10"  
Feature gas fireplace. Window and French doors to garden aspect. Radiator.

Kitchen

14'1" x 7'7"  
Range of eye and base level units with laminate countertop over. Composite one and a half sink and drainer with mixer tap over. Integrated electric oven and hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Houses boiler. Inset ceiling lights. Wood effect flooring. Radiator. Window to front aspect. Turning stairs to first floor.

First Floor

Landing

Window to rear aspect. Doors to:

Bedroom One

12'6" x 9'10"  
Dual aspect with windows to garden aspects. Built in double wardrobe. Radiator.

Bedroom Two

10'10" x 7'10"  
Window to front aspect. Deep built in wardrobe plus extra storage cupboard. Radiator. Access to boarded loft.

Bathroom

6'7" x 6'2"  
Three piece bathroom set comprising of panel bath with shower over, pedestal wash hand basin and low level flush w.c. Radiator. Shelving. Wall mirror. Inset ceiling lights. Vinyl flooring.

Outside

Garden

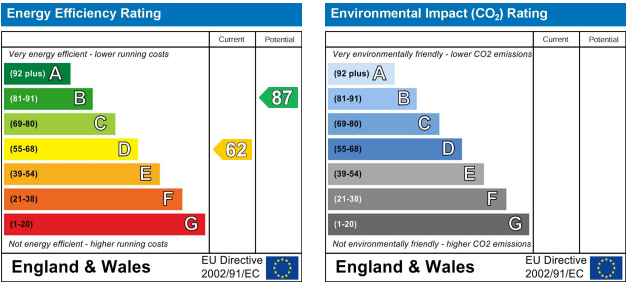
Walled mature garden which wraps from the front to the side of the property. Facing East and South. Mature shrubs. Patio area. Timber shed. Bin store. Outside tap.

Parking

Two allocated parking plus visitors parking.

Agents Note

Grounds maintenance fee £16.84 per month



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW Estates would be pleased to provide free, no obligation sales and marketing advice.



