

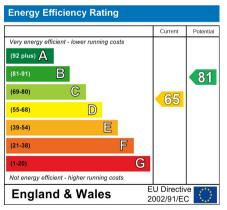
# 78 Monks Walk, Buntingford, SG9 9DP

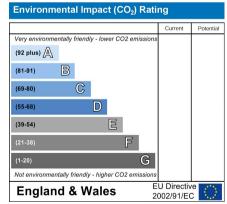
# Price £499,000

Located in a tranquil corner of the sought-after Monks Walk estate in Buntingford, this charming house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

The landscaped garden is a standout feature, offering a serene outdoor space for gardening, play, or simply enjoying the fresh air. This well-maintained property is ready for you to move in and make it your own.

- · Three bedroom family home
- Large lounge with French doors overlooking the garden
- Convenient integral garage with privacy door opening to the side
- Driveway for at least 3 vehicles
- · Tucked away in a quiet part of the estate





- Nearly new sage green shaker style kitchen
- Seperate reception room can be used as a dining room, a study or playroom
- Jack & Jill bathroom includes walk-in shower
- · Downstairs cloakroom
- Easy walking distance to local schools and amenities



Approximate Gross Internal Area 97.23 sq m / 1046.57 sq ft (Excludes Garage & Outbuilding) Garage Area 10.77 sq m / 115.92 sq ft Outbuilding Area 10.0 sq m / 107.63 sq ft



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

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, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

#### **Entrance**

Canopy porch. Security light.

# **Entrance Hall**

Understairs cupboard. Radiator. Stairs to first floor. Doors to:

#### WC

Vanity wash hand basin. Low level flush w/c. Radiator. Obscure window to front aspect.

#### **Kitchen**

Nearly new sage green shaker style wall and base level units with complementary worktops over. Metro style tiled splashbacks. Composite one and a half sink and drainer. Integrated dishwasher. Built in 4-ring induction hob with extractor over. Built in double oven and microwave. Space for fridge. Space and plumbing for washing machine. Bar table to the centre of the kitchen. Window to front aspect. Radiator. Door to:

# **Inner Lobby**

Walk-in shelved larder cupboard. Door to integral garage. Door to:

# Dining / Study / Playroom

Window to rear aspect, Radiator. Double doors to:

# Lounge

Electric wood burning stove. Two radiators. Sliding patio doors to garden.

## **First Floor**

# **Galleried Landing**

# **Bedroom One**

Window to front aspect. Radiator. Door to Jack and Jill bathroom.

# **Bedroom Two**

Fitted wardrobes. Window to rear aspect. Radiator. Airing cupboard housing combi boiler.

#### **Bedroom Three**

Window to rear aspect. Radiator.

#### Jack & Jill Bathroom

Comprising of a walk-in 'wet room' style shower with glazed screen, panel bath, low level flush w/c and pedestal wash hand basin. Tiled walls. White ladder style radiator. Obscure window to front aspect.

#### Outside

#### Front

Access to side

# **Driveway**

Parking for up to three vehicles.

# **Integral Garage**

Electric door. Privacy door to side access. Power.

### Rear

#### Garden

Large patio to the house. Leading to low maintenance artificial lawn area, Flower beds frame the lawn. Outside tap. Outside power socket. Outside lights. Side access.

#### Cabin

Cork insulated. Power.

# **Agents Notes**

Combi boiler installed 2021. Serviced annually. Located in bedroom two.























