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78 Monks Walk, Buntingford, SG9 9DP

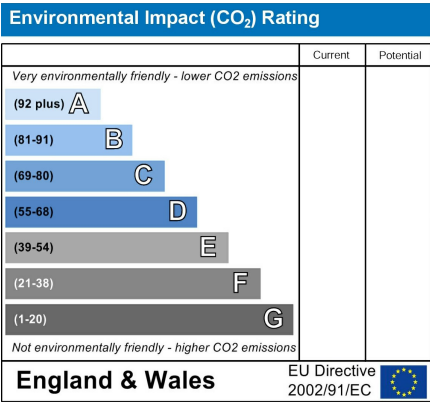
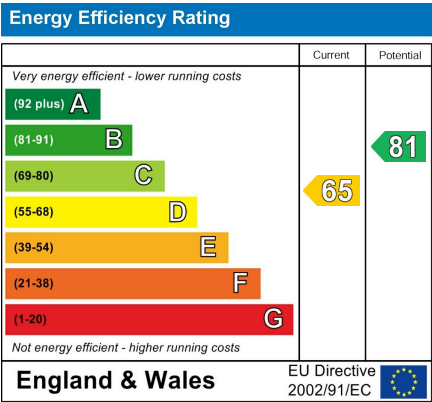
78 Monks Walk, Buntingford, SG9 9DP

Price £499,000

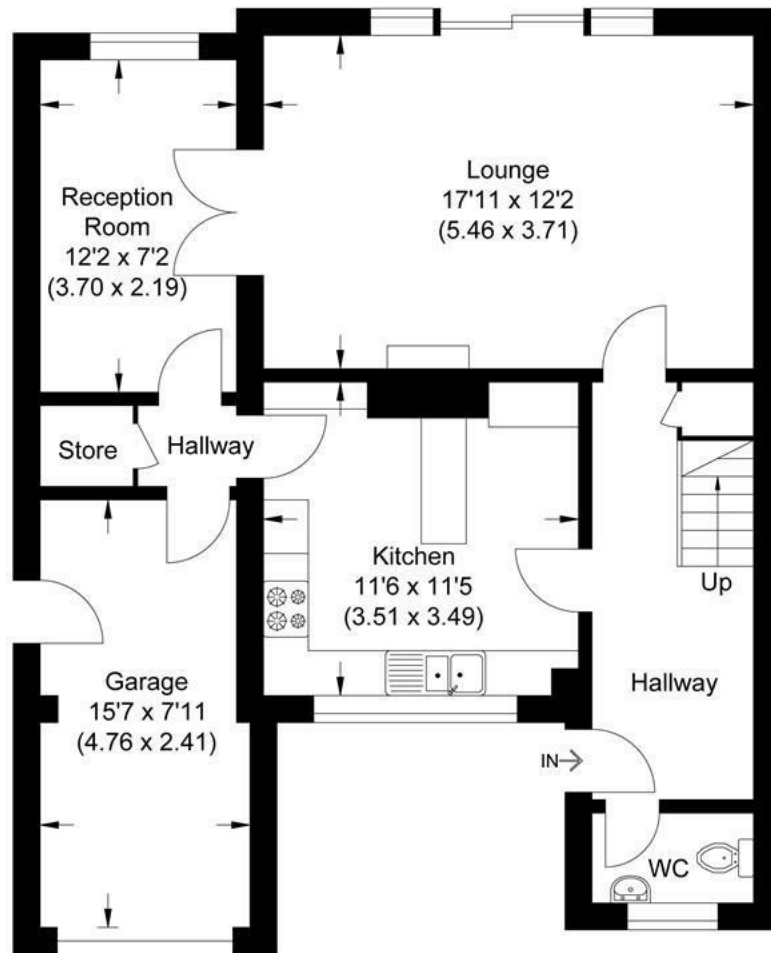
Located in a tranquil corner of the sought-after Monks Walk estate in Buntingford, this charming house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

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.

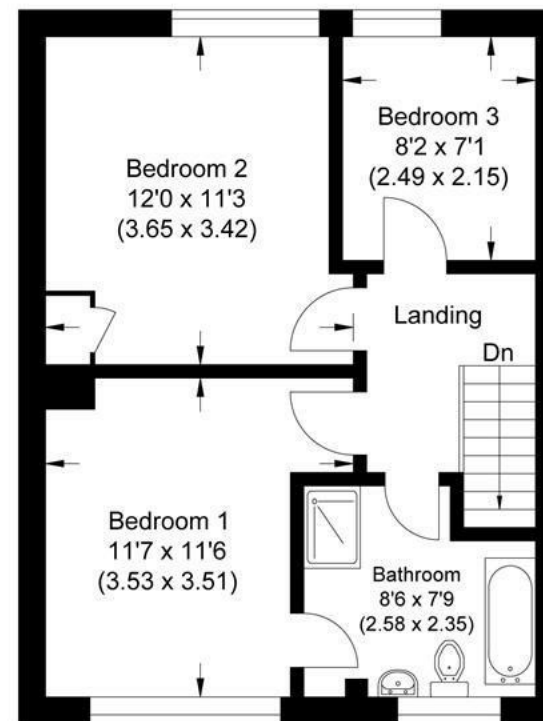
- Three bedroom family home
 - Large lounge with French doors overlooking the garden
 - Convenient integral garage with privacy door opening to the side
 - Driveway for at least 3 vehicles
 - Tucked away in a quiet part of the estate
- Nearly new sage green shaker style kitchen
 - Seperate reception 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



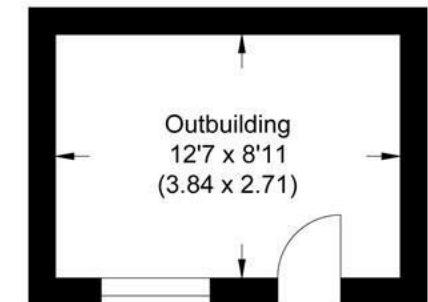
Approximate Gross Internal Area
 97.23 sq m / 1046.57 sq ft
 (Excludes Garage & Outbuilding)
 Garage Area 10.77 sq m / 115.92 sq ft
 Outbuilding Area 10.0 sq m / 107.63 sq ft



Ground Floor



First Floor



Outbuilding

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

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.







