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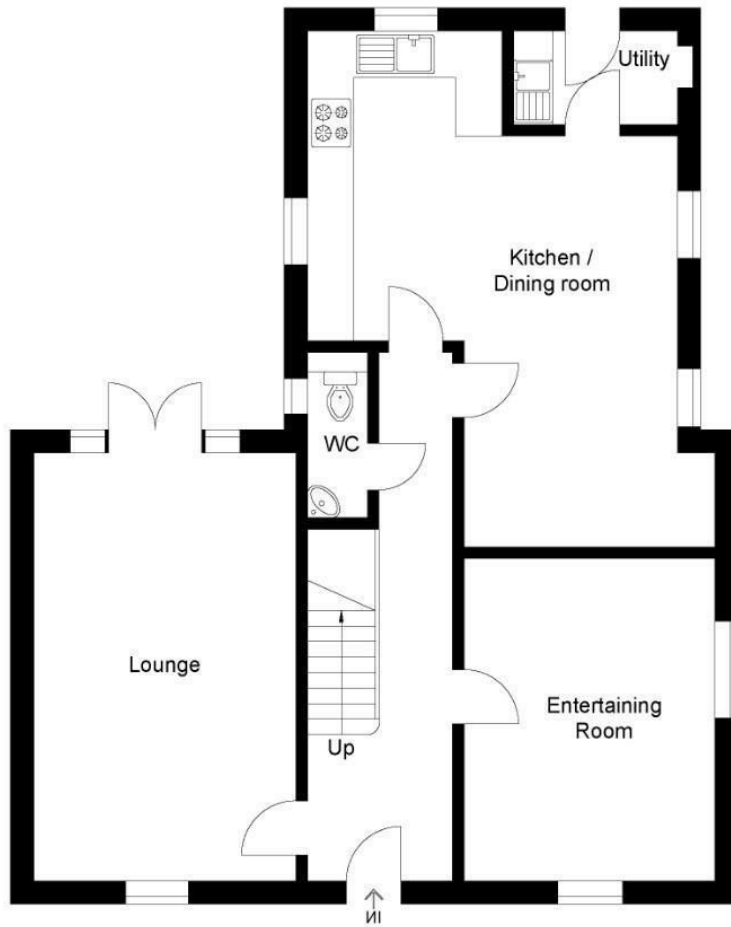
1 Impleton Grove, Buntingford, SG9 9UN

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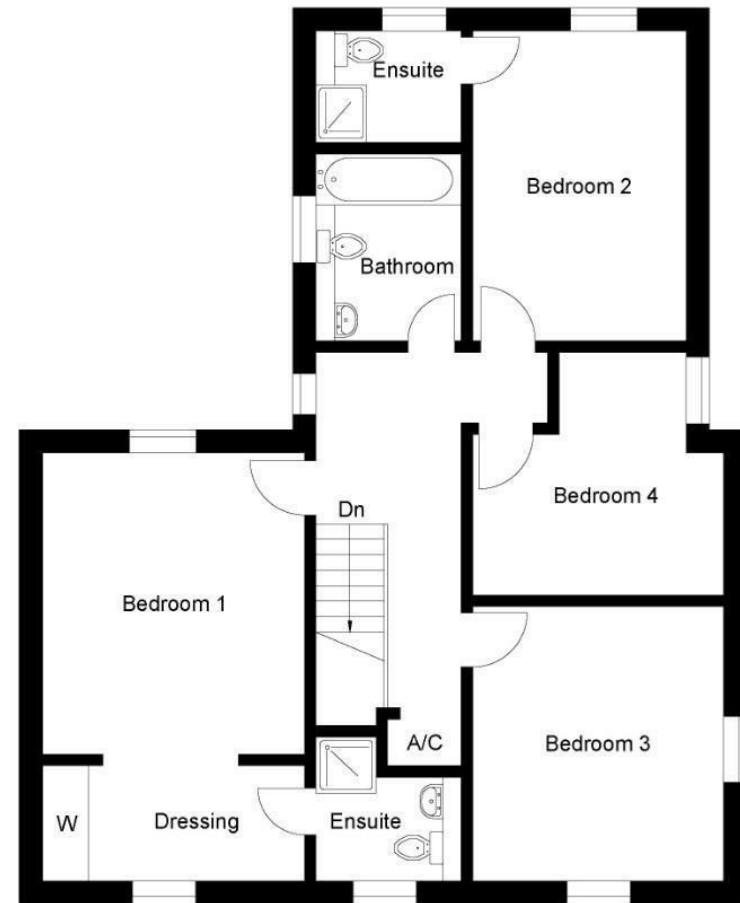
Price £785,000

Stunning example of the popular Wheatley Homes 1,808 sqft "Ingford" set in secluded part of this popular development near to Owls Lane. The current owners have rearranged the ground floor giving a truly spacious kitchen dining room. The property sits on a significantly larger than normal corner plot accessed via shared blocked paved private driveway and It should be noted that this property has huge potential to extend. This property will not disappoint and is a must to view.

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Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Ground Floor

Entrance

Storm canopy portico over composite half glazed front door, flanked by one carriage lamp.

Entrance Hall

23'2" x 6'2"  
Wood effect flooring. Radiator. Stairs to first floor. Doors leading to :

Sitting Room

12'0" x 18'10"  
Glazed double doors leading to dual aspect sitting room. Two radiators. Window to front aspect. Double glazed French doors to rear aspect leading to patio.

Entertainment Room

14'2" x 13'7"  
Glazed double doors leading to dual aspect sitting room. Radiator. Window to front aspect.

Cloakroom

7'2" x 2'11"  
White pedestal sink with chrome mono tap and tiled surround. Low level flush WC. Tiled floor. Radiator. Window to side aspect.

Kitchen / Dining Room

22'8" x 16'6"  
Glazed door leading to open plan kitchen / dining room with an extensive range of gloss white wall and base units with granite effect counter top. Stainless one and a half sink with mixer tap including filter tap. Integrated fridge freezer. Integrated dishwasher. Fitted double oven with 5 ring gas hob, stainless steel splash back and extractor over. Tiled floor. Windows to rear aspect plus both side aspects. Two radiators. Door leading from dining area back in to the hallway. Glazed door leading to utility room.

Utility Room

4'10" x 7'5"  
Range of wall and base level units. Stainless steel sink and drainer with mixer tap. Houses boiler. Space for washing

machine. Space for tumble dryer. Space for undercounter fridge.. Double glazed door to garden.

First Floor

Landing

16'9" x 10'2"  
Galleried landing with access to loft. Airing cupboard housing Megaflo tank and shelving.

Master Bedroom

18'10" x 12'2"  
Dual window aspect to front and rear. Two radiators. Walk in dressing area and wardrobe. Door to:

En-Suite

6'9" x 5'10"  
Corner shower cubicle including drench head. Wash hand basin and low level flush WC set within vanity unit. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to side aspect.

Bedroom Two

9'7" x 13'10"  
Window to rear aspect. Radiator. Door to en-suite

En-suite

5'2" x 6'8"  
Shower cubicle. Wash hand basin set within vanity unit. Low level flush WC. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to rear aspect.

Bedroom Three

11'4" x 12'0"  
Window to side aspect. Radiator.

Bedroom Four

11'4" x 11'0"  
Window to front aspect. Radiator.

Family Bathroom

6'7" x 8'2"  
Corner shower including drench head. Wash hand basin and low level flush WC set within vanity unit. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to side aspect.

Outside

Front Garden

Laid to lawn. Path to front door. Gated side access to side of property.

Detached Double Garage

18'4" x 20'8"  
Impressive size with twin electric doors. Power and light. Loft storage. Privacy door to rear. Block paved drive to front with room for up to six vehicles.

Rear Garden

54'0" x 60'0" approx  
Laid mostly to lawn with two patio areas designated specifically to catch the sun at certain times of the day. Timber cabin. Access to garage, Outside tap and power.

Agents Note

Maintenance charge "Zone Property Maintenance" £275 a year approximately

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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 of the property under consideration and the necessary connection 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.

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