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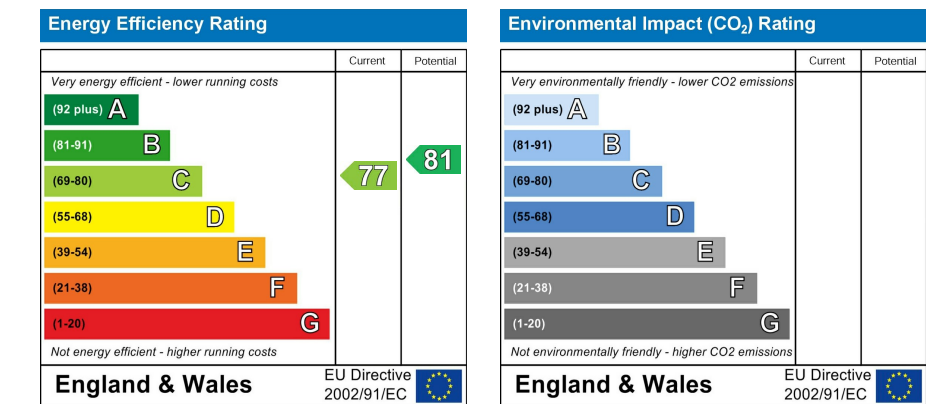
83 Fairfield, Buntingford, SG9 9NZ

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Price £450,000

Located in a highly regarded and long-established family estate, this beautifully presented three-bedroom home offers spacious open-plan living, ideal for modern family life. The property features a low-maintenance front garden with artificial lawn and a secluded courtyard-style rear garden, perfect for relaxing or entertaining. The stylish kitchen comes complete with integrated appliances, and a garage opposite the home provides additional convenience, along with parking for two vehicles. Just a short stroll from the high street and local amenities, this home offers both comfort and community in equal measure.

- Situated on a well-regarded family estate with long-term residents
 - Spacious open-plan living area on the ground floor
 - Low-maintenance artificial lawn in the front garden
 - Garage located opposite the property
 - Just a short walk to the local high street and amenities
- Three generously sized bedrooms, ideal for family living
 - Secluded courtyard-style rear garden, perfect for relaxing or entertaining
 - Modern kitchen with integrated appliances included
 - Parking for two vehicles directly in front of the garage
 - Peaceful, community-focused neighborhood with excellent longevity



Approximate Gross Internal Area
84.09 sq m / 905.13 sq ft

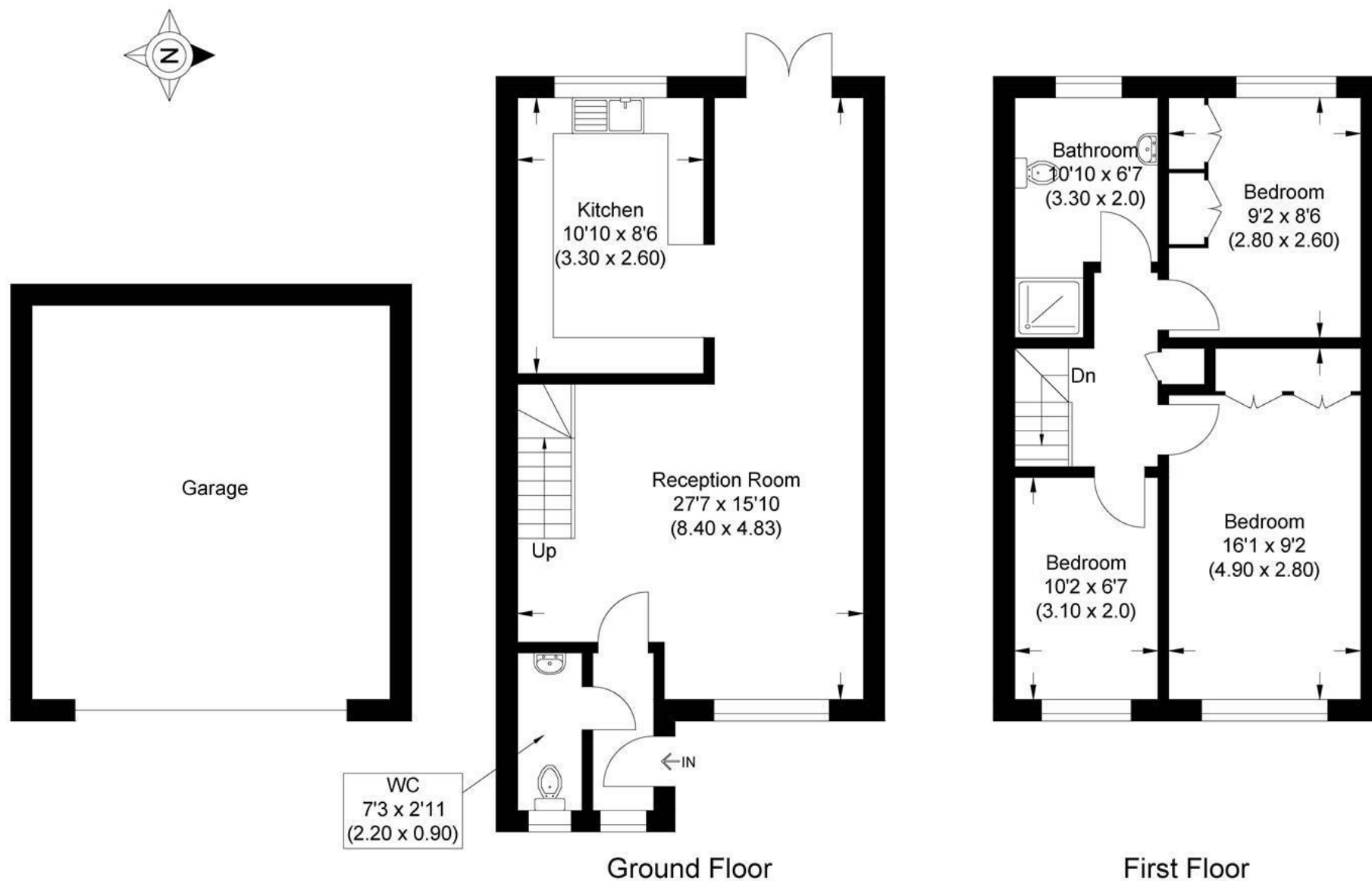


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Composite and glazed front door leading to:

Entrance Hall

Obscure window to front aspect. Doors to:

Cloakroom

Low level flush w/c. Wash hand basin. Victorian style radiator. Tiled splash backs. Tiled floor. Houses consumer unit.

Lounge / Diner

Wood effect flooring. Radiator to lounge. Victorian style radiator to dining area. Large window to front aspect. French doors with glazed side panels to rear. Stairs to first floor. Opens through to:

Kitchen

Fitted with a range of Shaker style wall and base level units with complementary countertops. Stainless steel one and a half bowl sink and drainer. Integrated fridge/freezer, washing machine and dishwasher. Built in electric oven with 4 ring electric hob and extractor fan over. Wood effect floor. Window to rear aspect. Inset ceiling lights.

First Floor**Landing**

Shelved airing cupboard houses boiler. Access to loft (un-boarded, no ladder, with power). Doors to:

Bedroom One

Fitted with wall to wall wardrobes. Window to front aspect. Radiator.

Bedroom Two

Fitted wardrobes. Window to rear aspect. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Shower Room

Large shower cubicle. Vanity wash hand basin. Low level flush w/c. Tiled floor. Inset ceiling lights. Victorian style radiator. Obscure window to rear aspect.

Outside**Front Garden**

Artificial lawn. Path leading to entrance. Outside tap.

Rear Courtyard

Courtyard style garden. Timber shed with power. Outside tap. Rear gated access to alley way leading Aspenden Road and to the front of the properties.

Garage / Parking

Garage en-bloc opposite property with space for up to two vehicles in front.

Agents Note

Boiler located in the airing cupboard. Serviced annually.

Loft - un-boarded, without ladder, with light.





