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Benn Cottage Hare Street, Hare Street, Buntingford, SG9 0EA



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Price £485,000

Modern Three-Bedroom Semi-Detached Home in Sought-After Village Location

Located in a popular village with excellent access to the A10, this high-specification three-bedroom semi-detached home is just five years old and still benefits from the remaining NHBC warranty.

The property features a stylish open-plan living area and a well-equipped modern kitchen, ideal for contemporary living and entertaining. The spacious east-facing garden offers a great outdoor space for families or relaxing in the morning sun.

Additional benefits include two allocated parking spaces and a quiet, community-focused setting.

An ideal home for professionals, families, or downsizers seeking comfort, quality, and convenience.

- Built in 2020
- Open plan living area
- Bi-folds to the garden
- Well equipped kitchen including high spec integrated appliances
- Very nicely presented and includes internal shutters to windows
- High specification
- Three bedrooms
- Two Allocated parking bays to rear
- Great Village location
- Under floor heating and double glazing

## Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

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, iWEstates 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 IW Estates.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(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		
EU Directive 2002/91/EC		
England & Wales		

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Hall**

Down lights to ceiling. RCD Board on wall. Stairs to first floor.

**Spacious Cloakroom**

Low flush WC. Wash hand basin with mixer tap. Splashback tiling. area to hang coats. Heat pump boiler supplying hot water and central heating.

**Lounge/Dining Area**

Down lights to ceiling. Window to front. Bi Folding doors to rear.

**Kitchen Area**

Excellent range of wall and floor units. Attractive work surfaces extend in to a breakfast bar, matching splash backs and shaped in drainer with single basin stainless steel sink unit with mixer tap. High Spec Integrated washing machine, dishwasher, fridge, freezer, oven with microwave above it plus hob with extractor above. Window to rear.

**Landing**

Ceiling down lights.

**Bedroom 1**

Window to rear. Ceiling down lights.

**Bedroom 2**

Window to rear. Ceiling down lights.

**Bedroom 3**

Window to front. Ceiling down lights. Access to boarded loft via built in loft ladder.

**Spacious Bathroom**

White suite comprising of an oval shaped bath with mixer tap and shower attachment on side. Separate shower cubicle. Low flush WC with concealed cistern. Vanity wash hand basin with mixer tap. Half height tiling to walls with matching tiling to floor. Ceiling down lights. Window to front. Extractor fan.

**Outside****Front Garden**

Footpath leads to front door and side gate. Flower borders.

**Rear Garden**

Good size patio area directly behind leads to lawn. Fully fenced. Gate to side and rear which leads to the parking area.

**Parking**

Two allocated parking bays.















