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16 Hensby Avenue, Buntingford, SG9 9RG

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Offers In Excess Of £785,000

Nestled on the highly sought after Redrow development, this delightful detached house offers a perfect blend of comfort and style, with an inviting layout that is ideal for family living.

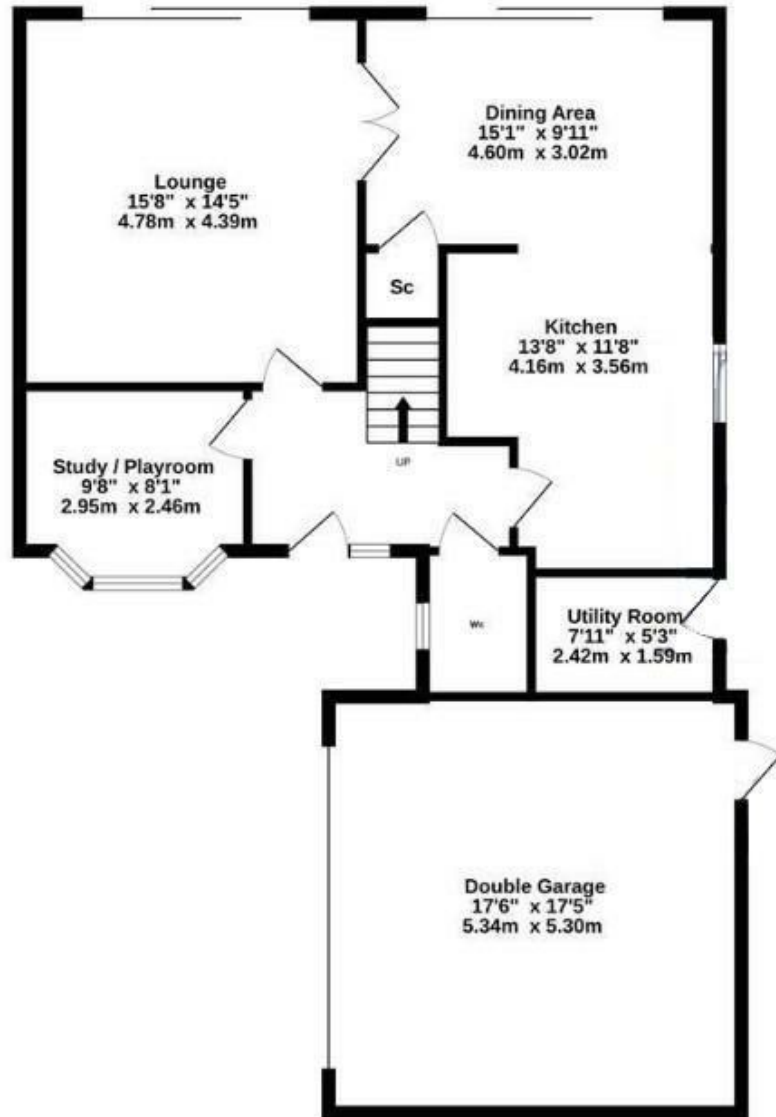
With two spacious reception rooms, providing ample space for relaxation and entertaining guests, the well-appointed kitchen complements the living areas, making it a wonderful hub for family gatherings. With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own private space. The two modern bathrooms ensure convenience for both family members and visitors alike.

Outside, the generous rear garden has been exceptionally maintained and features a modern pergola for outdoor entertaining. Additionally, the property features parking for up to four vehicles.

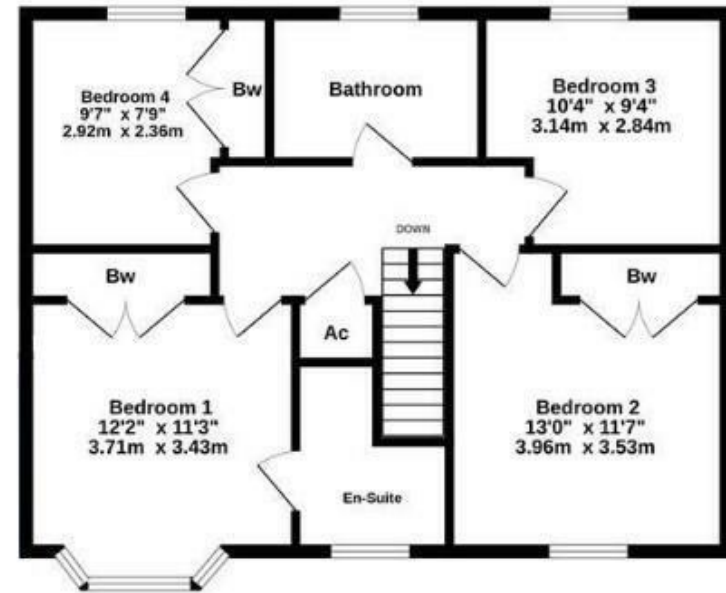
- Located on the highly sought-after Redrow development
- Two spacious reception rooms, perfect for family life and entertaining
- Four generously sized bedrooms offering ample personal space
- Exceptionally maintained, generous rear garden
- Driveway for up to four vehicles
- Delightful detached house combining comfort and style
- Well-appointed kitchen serving as the hub of the home
- Two modern bathrooms providing convenience for residents and guests
- Stylish modern pergola, ideal for outdoor entertaining
- Ideal layout for contemporary family living

Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.



1st Floor
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1482sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance door to:

Entrance Hall

Porcelain tiled floor, radiator, stairs to first floor.
Door to:

WC

6'2" x 4'7"
Comprising low level WC, wash hand basin,
Porcelain tiled floor, radiator, obscure glazed
window.

Lounge

15'8" x 14'4"
Limestone fireplace with electric fire inset, fitted
carpet, radiator, tv point, sliding patio doors to rear
garden. Double doors to:

Kitchen/Dining

23'5" x 14'11" reducing to 9'3"
Fitted with an excellent range of White Hi-gloss wall
and base units with silestone work surfaces, inset
1 & 1/2 bowl sink unit with mixer tap, integrated
double oven and grills, integrated dishwasher,
integrated fridge, 4 plate gas hob with stainless
steel extractor hood fitted, Porcelain tiled floor,
radiator, window to side, storage cupboard, sliding
patio doors to rear garden. Door to:

Utility Room

7'10" x 5'4"
Comprising matching White Hi-gloss wall and base
units with silestone work surfaces, inset sink unit &
mixer tap, plumbing for washing machine, recess
for tumble dryer, Porcelain tiled floor, radiator, door
to side exterior.

Study/Playroom

9'8" x 8'1"
Bay window to front aspect, Porcelain tiled floor,
radiator.

Stairs to First Floor Landing

Fitted carpet, radiator, access to loft, airing
cupboard housing hot water cylinder. Door to:

Bedroom One

14'6" x 11'3"
Bay window to front aspect, built in wardrobes,
fitted carpet, radiator. Door to:

Ensuite

9'10" x 6'3"
Comprising enclosed shower cubicle with wall
mounted mixer shower, wash hand basin, low level
wc, tiled splash backs, tiled floor, heated towel rail,
obscure glazed window to front.

Bedroom Two

13'0" x 11'7"
Window to front aspect, built in wardrobes, fitted
carpet, radiator.

Bedroom Three

10'4" reducing to 8'1" x 9'4"
Window to rear aspect, fitted carpet, radiator.

Bedroom Four

9'7" x 7'9"
Window to rear aspect, fitted carpet, radiator, built
in wardrobes.

Family Bathroom

8'11" x 6'2"
3 Piece suite comprising panel enclosed bath with
mixer tap and wall mounted mixer shower, wash
hand basin, low level wc, tiled splash backs, tiled
floor, heated towel rail, obscure glazed window to
rear.

External

Rear garden: Good sized paved patio area with the
fantastic addition of an aluminium pergola. Mostly
laid to lawn with attractive shrub borders with
mature fruit trees. A further patio area to far corner,

potting shed to side, outside water tap, outside
power sockets, outside lighting, personal door to
garage, side pedestrian access to both sides.

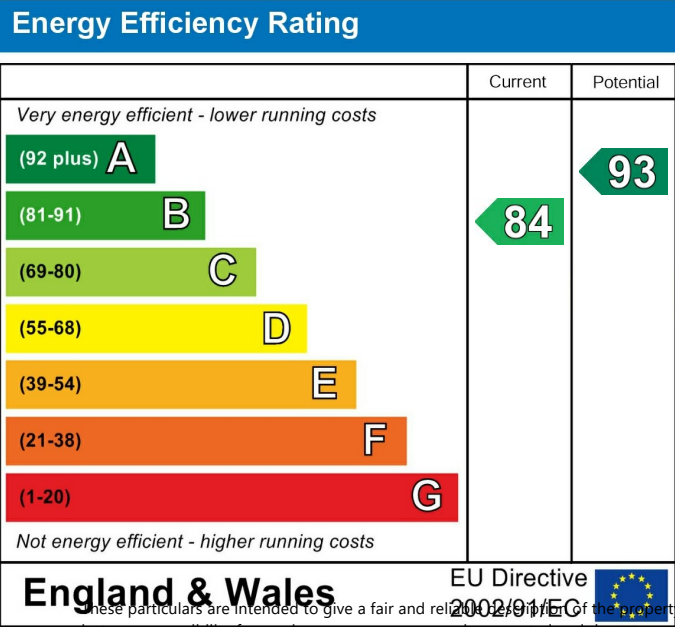
Front: Attractive lawn and shrubbery, driveway with
parking for 2 vehicles, EV charging unit. Access to
DOUBLE GARAGE with electric up and over door,
power and light connected, domestic gas fired
boiler.

Solar panels fitted to roof with triple battery storage.

Agents Note

Council tax band F £3,378.98 (subject to change)

Service charge for development: £320 per annum
(please check with your legal representative for
exact costs)



These particulars are intended to give a fair and reliable impression 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.













