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16 Hensby Avenue, Buntingford, SG9 9RG



# 16 Hensby Avenue, Buntingford, SG9 9RG

## Offers In Excess Of £769,000

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.

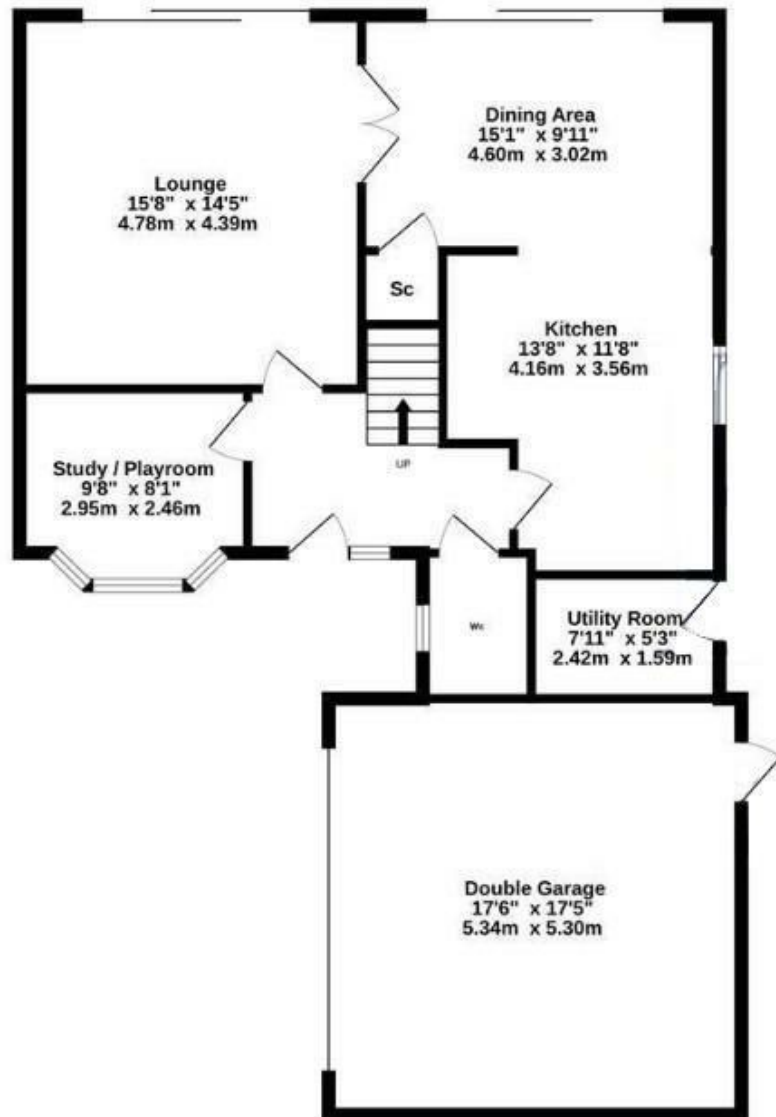
With two spacious reception rooms, providing ample space for relaxation and entertaining guests, the well-appointed kitchen complements the living areas, making it a wonderful hub for family gatherings. With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own private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

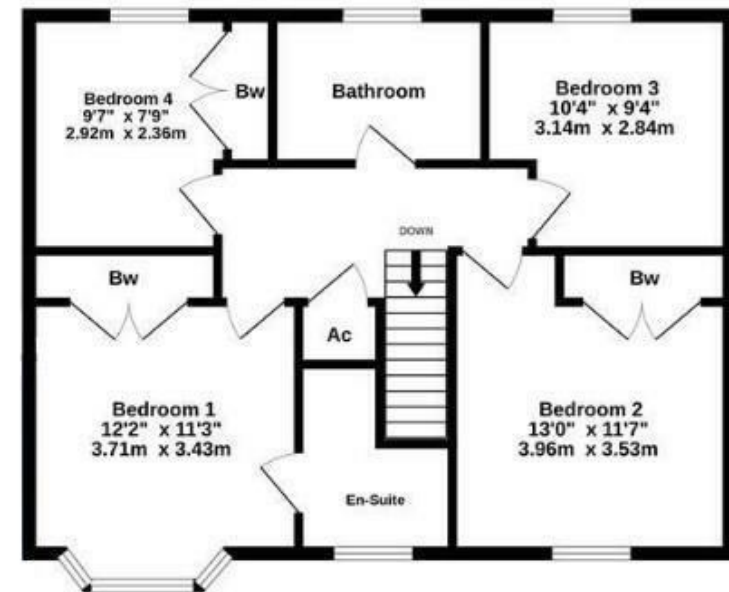
- Located on the highly sought-after Redrow development
- Two spacious reception rooms, perfect for family life and entertaining
- Four generously sized bedrooms offering ample personal space
- Exceptionally maintained, generous rear garden
- Driveway for up to four vehicles
- Delightful detached house 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

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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.

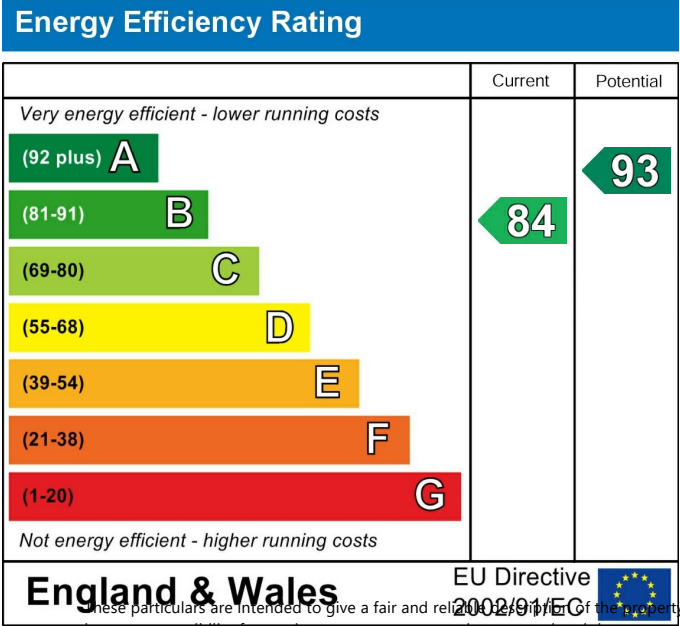
Front: Attractive lawn and shrubbery, driveway with  
parking for 2 vehicles, EV charging unit. Access to  
DOUBLE GARAGE with electric up and over door,  
power and light connected, domestic gas fired  
boiler.

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.



























