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1 Hensby Avenue, Buntingford, Herts, SG9 9RG

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Asking Price £700,000

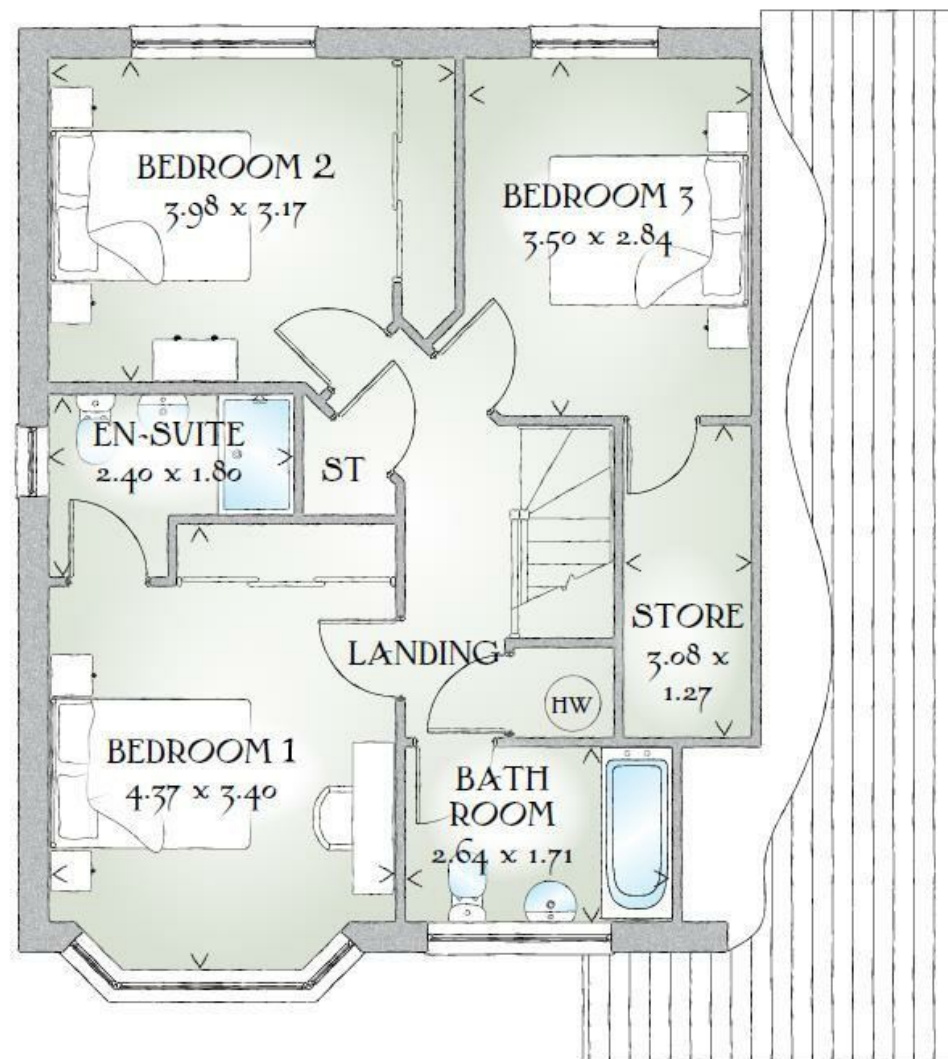
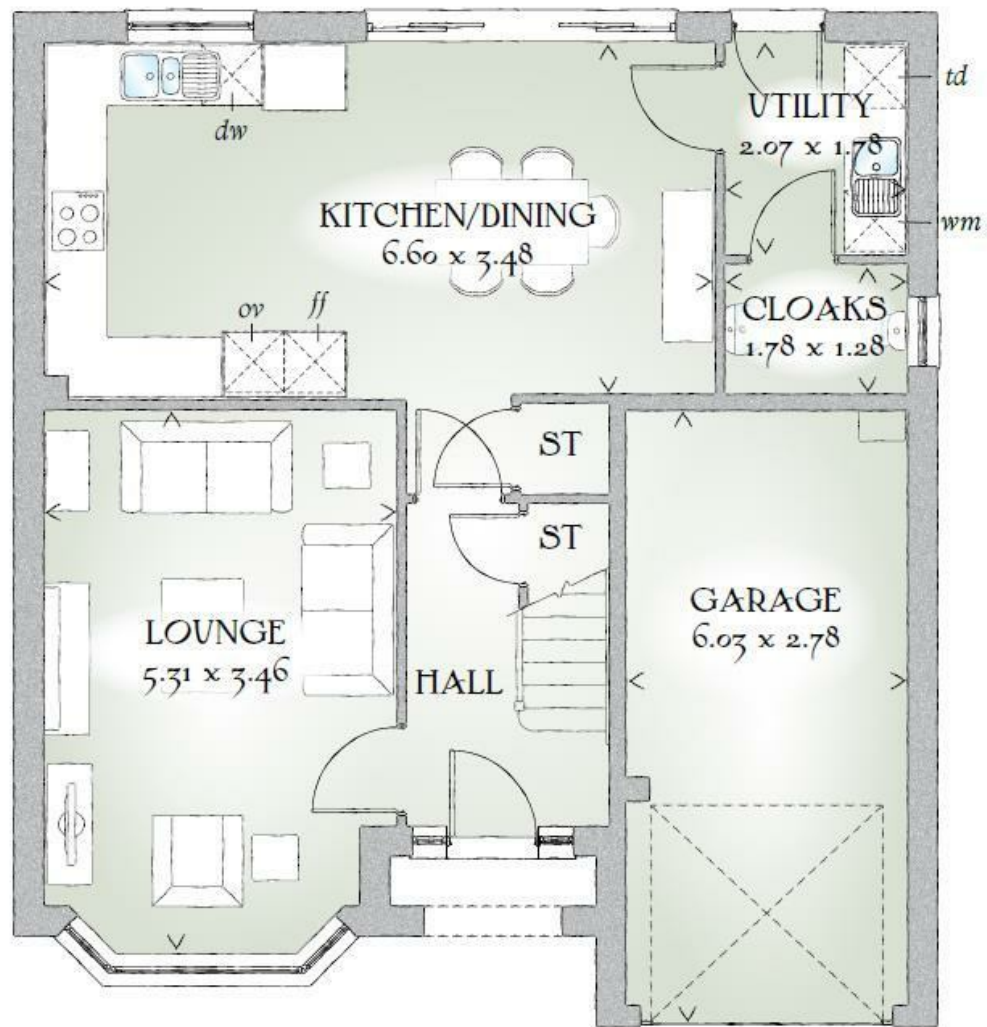
This modern three-bedroom detached home has been thoughtfully upgraded, blending timeless style with contemporary finishes throughout.

Inside, a bright, spacious lounge features a bay window, bespoke cabinetry, and a sleek media wall. The modern kitchen/diner includes integrated appliances and a wine cooler—ideal for entertaining—along with a separate utility room and convenient downstairs WC. Upstairs, three generous double bedrooms include a principal bedroom with en-suite shower room, a stylish family bathroom, fitted wardrobes, and wide slatted shutters in most rooms.

Outside, the landscaped rear garden provides a peaceful space for relaxation or entertaining, while the integral garage and private driveway offer ample parking for two vehicles. With the remainder of the NHBC Warranty, this thoughtfully designed home in a prime location is a superb opportunity—early viewing is highly recommended.

- Beautiful 'Worcester' style Redrow house
- Wide slatted shutters
- Integrated kitchen including wine cooler
- Cloakroom
- Walled west facing landscaped garden
- Three double bedrooms
- Bay windows to front
- Separate utility room
- En-suite to master
- Garage. Driveway for two vehicles

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Entrance

Open porch leading to composite front door with privacy glass and side panels. Power point. Inset canopy lights.

Entrance Hall

Amtico flooring. Wood panelling. Column radiator. Cupboard under stairs. Stairs leading to first floor. Doors to:

Lounge

17'5" x 11'4"
Bay window with shutters to front aspect. Bespoke cabinetry with inset lighting. Media wall incorporating TV, sound bar and recessed electric fire. Decorative picture rail. Radiator.

Kitchen / Diner

21'8" x 11'5"
Fitted with a matching range of Shaker style units in pale grey with off white countertops, inset 1 & 1/2 bowl sink unit and mixer tap. Integrated oven. 5 ring Induction hob with angled extractor hood over and stainless steel splashback. Integrated microwave. Integrated dishwasher. Integrated fridge/freezer, Integrated wine cooler, Amtico flooring. Radiator, Window with shutters to rear aspect. Sliding patio doors with full length shutters to rear garden. Large storage cupboard. Inset ceiling lights. Door to:

Utility Room

6'9" x 5'10"
Comprising of base level units and countertop matching the kitchen. Space was washing machine, space for tumble dryer. Radiator. Amtico flooring. Inset ceiling lights. Door to cloakroom and door to garden.

Cloakroom

5'10" x 4'2"
Comprising of low level w/c. Wash hand basin set within vanity unit. Low level flush w/c. Decorative tiled floor. Partially tiled walls. Inset ceiling lights. Radiator. Obscure glazed window to side aspect.

Stairs to first floor

Galleried Landing

Shelved storage cupboard housing hot water cylinder. Shelved airing cupboard. Access to loft. Radiator. Doors to;

Master Bedroom

14'4" x 11'2"
Bay window to front aspect. Shutters. Two double fitted wardrobes. Radiator. Door to;

En-suite Shower

7'10" x 5'11"
Double length shower cubicle with wall mounted mixer shower plus drench head. Vanity units with countertop and inset wash hand basin. Low level flush w/c. Touch illuminated bathroom mirror. Chrome ladder style radiator. Extractor fan. Inset ceiling lights. Tiled floor and walls. Obscure window to side aspect.

Bedroom Two

13'1" x 10'5"
Window to rear aspect. Shutters. Wall panelling with fitted bedside table lamps. Inset ceiling lights. Wall of fitted wardrobes with interior sensor lighting. Radiator.

Bedroom Three

11'6" x 9'4" + 10'1" x 4'2"
Window to rear aspect. Shutters. Radiator. Walk-in wardrobe with lighting.

Family Bathroom

8'8" x 8'11"
Comprising of a three piece suite with panel bath and shower over. Vanity units with countertop and inset wash hand basin. Low level flush w/c. Obscure window to front aspect. Shutters. Chrome ladder style radiator. Inset ceiling lights. Extractor fan. Fully tiled walls and floor.

Front

Box hedge to front. Mostly laid to lawn with established plants. Keypad locked gates to each side access. Tarmac driveway for two vehicles. Security lights and camera. Access to;

Garage

20'5" x 9'1"
Up & over door. Power and lights. Houses boiler. Privacy door to side access.

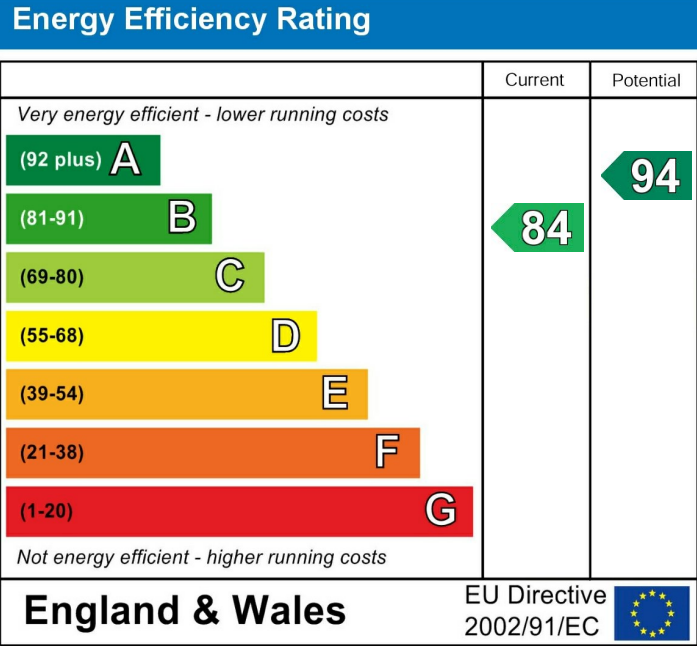
Rear Garden

West facing 40ft garden (approx). Awning above sliding patio doors. Walled patio area with inset LED lighting. Lawn area is framed with mature plants and shrubs. To the far left of the garden is a further patio area. Access to side access and garage.

Agents Note

Council tax band E: £2,859.14 p.a (subject to change)

Service charge for development: £320 per annum (please check with your legal representative for exact costs)
Boiler serviced August 2023
Loft partially boarded with light



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 office we can arrange a Market Appraisal through our national network of IWestates estate agents.





