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FOR SALE

4 Mill Close, Buntingford, SG9 9SZ

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Asking Price £410,000

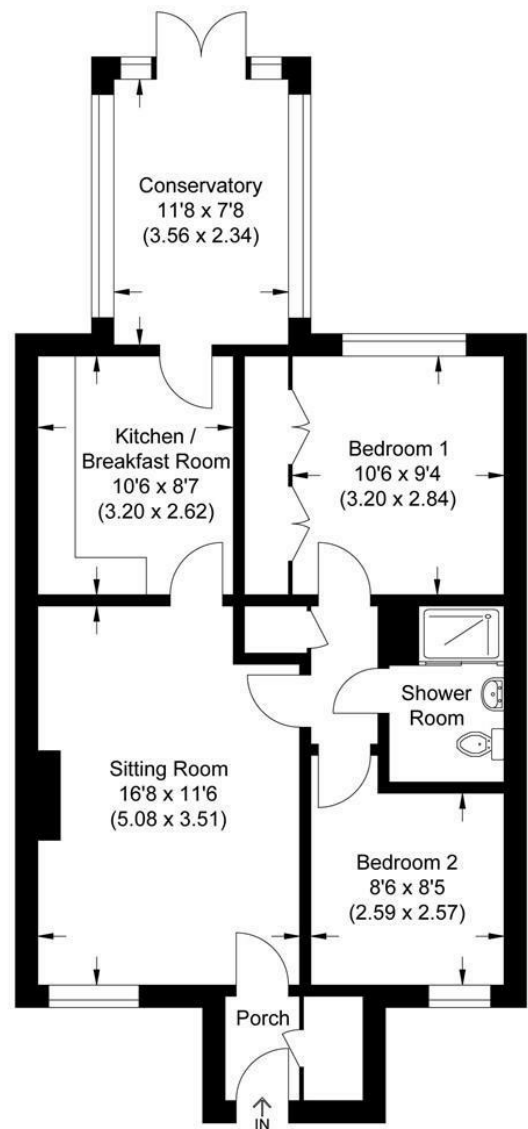
- Well-presented two-bedroom end-terrace bungalow on the popular Bovis estate
- Spacious lounge with feature electric fireplace
- Bright conservatory overlooking the rear garden
- Double bedroom with two banks of built-in wardrobes, plus a further bedroom
- Loft area and inner lobby with airing cupboard for additional storage
- Conveniently located a short walk from Buntingford High Street
- Modern kitchen with Shaker-style units, integrated oven and hob
- North-facing garden with gated side access
- Good-size shower room with double-length walk-in shower
- Situated in a well-maintained over-60s development with residential parking and offered end of chain

Situated on the sought-after Bovis estate, just a short walk from Buntingford High Street, this well-maintained two-bedroom end-terrace bungalow offers comfortable and convenient living within a popular over 60's development.

The property features a spacious lounge with a feature electric fireplace, a good-size kitchen fitted with modern Shaker-style units and an integrated oven and hob, and a bright conservatory leading to the north-facing rear garden with gated side access.

An inner lobby with an airing cupboard provides access to the bedrooms and shower room. The principal double bedroom includes two banks of built-in wardrobes, with a second bedroom ideal for guests or use as a study. The modern shower room benefits from a double-length walk-in shower. Additional storage is available via the loft area.

Externally, the property enjoys residential parking and attractive communal surroundings. Offered end of chain, this rarely available bungalow represents an excellent opportunity to secure a well-presented home in a quiet yet central location.



Approximate Gross Internal Area
63.0 sq m / 678.12 sq ft

Ground Floor

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

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 IWestates estate agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Front

Path leading to front door. Security lamp. Access to:

Exterior Storage

Brick built storage.

Lobby

Access to cloak cupboard houses new consumer board.
Door to:

Lounge

Window to front aspect. Radiator. Feature electric fire.
Doors to:

Kitchen

Comprising of a range of wall and base Shaker style units with marble effect counter tops. Composite sink with chrome mono mixer tap. Built in double oven and 4 ring gas hob with extractor over. Built-in pull-out larder cupboard. Space for washing machine and space for free standing fridge/freezer. Wood effect flooring. Radiator. Window to rear aspect. Glazed door to patio. Houses boiler.

Conservatory

Tiled floor. Wall mounted electric radiator. Wall lights. Doors open on to garden. Cupboard housing water softener.

Inner Lobby

Shelved airing cupboard houses hot water cylinder, Doors to:

Bedroom One

Radiator. Window to rear aspect Two double built-in wardrobes.

Bedroom Two

Radiator. Window to front aspect. Access to loft.

Shower Room

Vanity wash hand basin. Low level flush w/c. Double length walk in shower. Inset ceiling lights. Extractor fan. Ladder style radiator.

Outside**Parking**

Allocated parking to the side of the property.

Rear Garden

Mostly laid to lawn with patio area. Timber shed. Gated access to the side. Outside power. Outside tap.

Agents Note

Over 60's development
Gas fired central heating. Boiler located in the kitchen. Last serviced 2025.
Water softener.
Loft access in bedroom two. The loft is insulated, partially boarded and has a light.





