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9 Bell Barns, Buntingford, Hertfordshire, SG9 9FE



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Asking Price £350,000

Situated in the heart of this highly sought-after East Hertfordshire market town, this exceptional two-bedroom townhouse offers stylish, contemporary living with high-quality finishes throughout.

The property features a stunning open-plan living area, enhanced by a feature fireplace and quality fittings, creating a welcoming and elegant space. The spacious, fully integrated kitchen boasts bespoke granite work surfaces, ideal for both everyday living and entertaining.

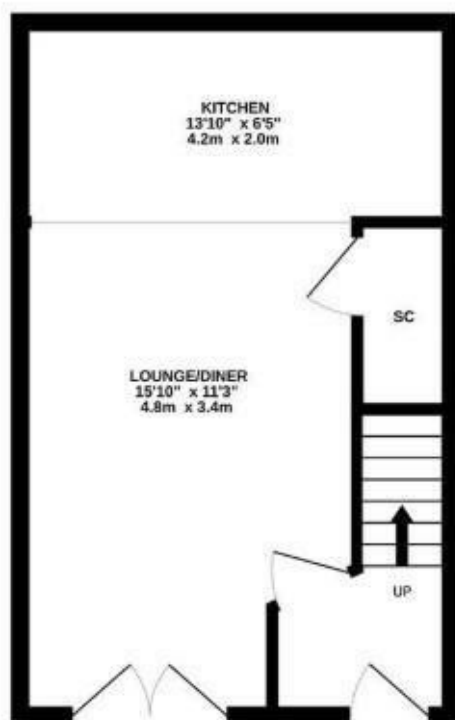
Upstairs, the principal bedroom benefits from an en-suite shower room and a Juliet balcony, while a well-appointed family bathroom includes a power shower over the bath.

Additional highlights include quality wooden double-glazed doors and windows, gas-fired underfloor heating throughout, and a west-facing front courtyard garden. Parking is provided via a single bay in an adjacent cart-shed style garage.

- Stunning open plan living area with feature fireplace and quality fittings.
- Spacious master bedroom suite with dressing area and en suite shower room and Juliet balcony.
- Quality wooden double glazed doors/windows.
- West facing front courtyard garden.
- EPC - C Council tax band D
- Spacious fully integrated kitchen with bespoke granite work surfaces.
- Family bathroom with power shower over bath.
- Gas fired under floor heating.
- Single bay in adjacent cart shed style garage.
- Offered chain free

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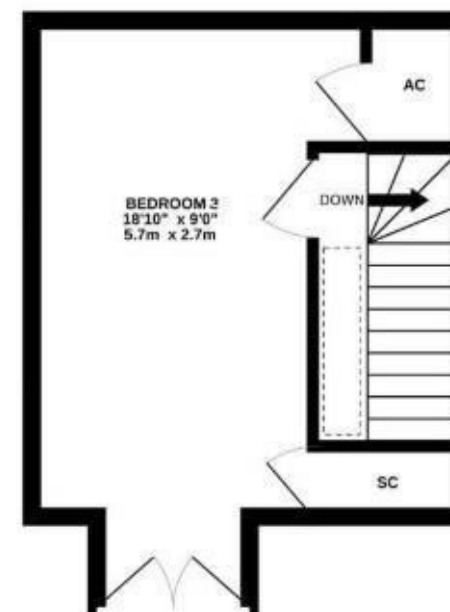
GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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 energy efficient - higher running costs		
	<b>75</b>	
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>		<b>89</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		
	<b>75</b>	
EU Directive 2002/91/EC		
England & Wales		

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.

**Entrance**

Bespoke half glazed stable door with contemporary glass storm canopy and contemporary carriage lamp to side.

**Entrance Hall**

5'5" x 5'11"

Turning stairs to first floor with contemporary chrome spindles and hardwood handrail. Tiled floor with under floor heating, door way to living area. Inset ceiling lights.

**Living Area**

13'11" x 22'6"

Double glazed timber frame French door to front with plantation blinds. Feature fireplace with inset electric living flame effect fire and inset niche over pre wired for flat screen TV. Tiled floor with under floor heating. Inset ceiling lights. Four panel Victorian style door to utility room. Coving. Open to kitchen area.

**Utility Room**

5'4" x 3'2"

Space and plumbing for washing machine. Extractor fan. Tiled floor with under floor heating. Room could be converted to use as downstairs cloakroom.

**Kitchen Area**

Contemporary gloss white kitchen with range of eye and base level units. Granite worktops and matching splash backs. Inset stainless sink. Swan neck beer arm mono bloc tap. Inset Smeg ceramic touch sensitive hob with matching aSmeg electric fan oven below. Stainless steel chimney style extractor hood over. Built in dishwasher, fridge and freezer. Inset ceiling lights. Tiled floor with under floor heating.

**Landing**

6'9" x 2'8"

Galleried landing with contemporary chrome spindles and hardwood hand rails. Under floor heating and four panel Victorian style doors to all first floor rooms. Turning stairs with contemporary chrome and hard wood handrail to second floor.

**Bedroom One**

20'8" x 8'5"

Fantastic room with double glazed timber frame French doors with Juliet balcony to front with plantation blinds. Inset ceiling lights, four panel Victorian style door to en suite. Dressing area with three velux windows. Twin double fronted high quality built in wardrobes. Inset ceiling lights. Under floor heating for the entire room.

**Ensuite Shower Room**

5'3" x 5'10"

Double glazed timber frame obscured glass window to the front. Quality white suite with corner shower cubicle with power shower. Low level WC with centre flush. Vanity unit with ceramic wash hand basin and pillar mix tap. Inset wall mirror. Fully tiled. Tiled floor with under floor heating. Chrome ladder style towel rail. Inset ceiling lights. Extractor fan.

**Family Bathroom**

6'11" x 5'4"

Beautiful bright and airy room with Velux window. Inset ceiling lights. Quality white suite comprising panel bath with pillar mixer taps and power shower over with tempered glass shower screen. Low level WC with centre flush. Vanity unit with ceramic wash hand basin and pillar mixer tap. Inset wall mirror. Tiled floor with under floor heating. Chrome ladder style towel rail. Fully tiled. Extractor fan.

**Landing**

5'2" x 2'8"

Galleried with contemporary chrome spindles and hardwood handrail. Under floor heating. Four panel Victorian style door to second bedroom. Inset ceiling lights.

**Bedroom Two**

9'0" x 19'0"

Double glazed timber frame French doors to front with Juliet balcony and plantation blinds. Inset ceiling lights. Under floor heating. Wall point for flat screen TV. Airing cupboard housing gas fired Valliant combination central heating boiler. Control units for under floor heating. Access to loft storage. Some ceiling ingress.

**Front Garden**

West facing hard landscaped with laurel hedge to front with post and rail fence and five bar farm style gate. Outside tap.

**Car Port**

Cart shed style garage, single parking bay, the penultimate of the run.

**Agents Note**

Service Charge circa £355.65 p.a.

This property used to have three bedrooms and could easily be reinstated as such.















