



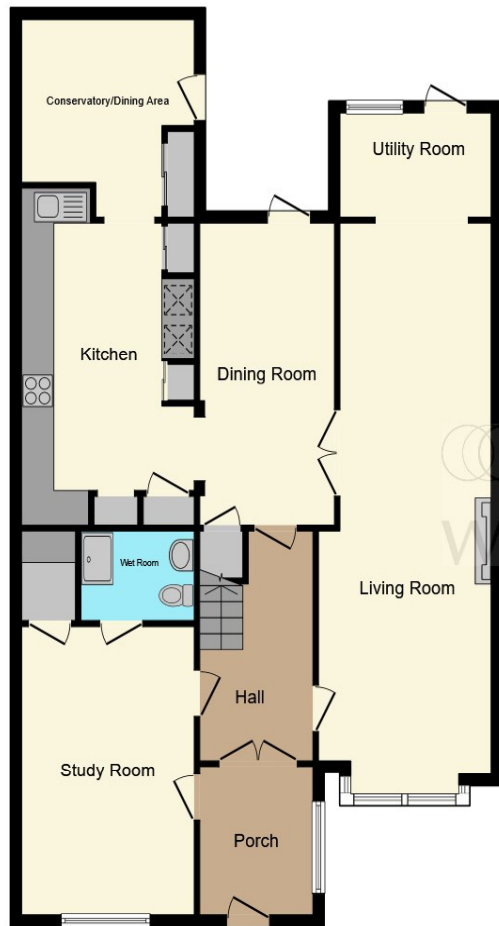
Monks Walk, Buntingford SG9 9EE

welcome to

Monks Walk, Buntingford

William H Brown are delighted to market this extended five/six bedroom semi detached family home in a sought after road in the small market town of Buntingford. The Property briefly comprises of a dual-aspect living room, separate dining room opening to a contemporary kitchen and conservatory, on the first floor there is a spacious lounge offering access to four double bedrooms, one good size single bedroom, a family bathroom and stairs leading to a loft room. The rear garden is of a westerly aspect and allows enjoyment of countryside views to the rear from the outdoor swimming pool. Within walking distance of local schools, shops, restaurants and pubs. Buntingford provides links to the A10 to both Cambridge and Ware. Royston and Ware train stations provide direct access to Liverpool Street and Kings Cross Station.

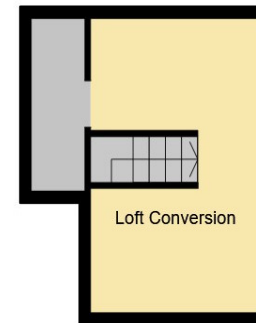




Ground Floor



First Floor



Second Floor

Entrance Porch

7' 10" x 6' 8" (2.39m x 2.03m)

Entrance Hall

6' x 14' 2" (1.83m x 4.32m)

Lounge

11' 7" extending to x 14' (3.53m extending to x 4.27m)

Dining Room

8' 10" x 12' 9" (2.69m x 3.89m)

Reception Room 3

10' 2" extending to x 15' 11" (3.10m extending to x 4.85m)

Utility Room

5' 2" x 6' 5" (1.57m x 1.96m)

Conservatory

8' 7" x 11' 3" (2.62m x 3.43m)

Bedroom 1

10' 6" x 11' 5" (3.20m x 3.48m)

Bedroom 2

10' 6" x 14' 2" (3.20m x 4.32m)

Bedroom 3

7' 4" x 9' 5" (2.24m x 2.87m)

Bedroom 4

10' 3" x 10' 11" (3.12m x 3.33m)

Bathroom

7' 5" x 7' 2" (2.26m x 2.18m)

Bedroom 5

Total floor area 213.5 m² (2,298 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Monks Walk, Buntingford

- Extended Semi Detached Family Home
- Boasting 2,136 SQ FT (approx) Living Space
- Five/Six Bedrooms
- Spacious Loft Room
- En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE106513



Property Ref:
WRE106513 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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