



Monks Walk, Buntingford SG9 9DY

welcome to

Monks Walk, Buntingford

William h Brown are delighted to offer for sale this superbly presented and extended three double bedroom family home situated within this popular residential development within walking distance of Buntingford High Street which offers a range of shopping and recreational amenities including restaurants, shops and public houses. The property benefits from having spacious accommodation to include an entrance hall, ground floor cloakroom, superbly fitted kitchen with integrated appliances, attractive family lounge, extended dining room with velux windows and access to the rear garden. The first floor comprises of three double bedrooms and a luxury family bathroom. The exterior boasts a front garden and the rear garden is landscaped with a decking area and the remainder being artificial grass. The property further benefits from having a garage en-bloc and potential to create Off Street Parking to the front (Subject to planning) An internal viewing is a must.





Ground Floor



First Floor

Entrance Hall

Kitchen/Breakfast Room

12' 7" Max x 11' 8" Max (3.84m Max x 3.56m Max)

Lounge/Dining Room

18' Max x 13' 7" Max (5.49m Max x 4.14m Max)

Family Room/Dining Room

15' 4" x 11' (4.67m x 3.35m)

Ground Floor Cloakroom

First Floor Landing

Bedroom 1

13' into Wardrobes x 12' 1" (3.96m into Wardrobes x 3.68m)

Bedroom 2

11' 7" Into Door Recess x 9' 3" (3.53m Into Door Recess x 2.82m)

Bedroom 3

10' 1" x 7' 3" (3.07m x 2.21m)

Re-Fitted Bathroom

Total floor area 106.6 m² (1,147 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 Three Double Bedroom Family Home
- Walking distance to Buntingford High Street
- Ground floor Cloakroom
- Kitchen with integrated appliances
- Extended Dining room with access to Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£385,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107230



Property Ref:
WRE107230 - 0013

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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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk