



4, Coxall Lane, Buntingford

SG9 9UU

Guide Price £475,000



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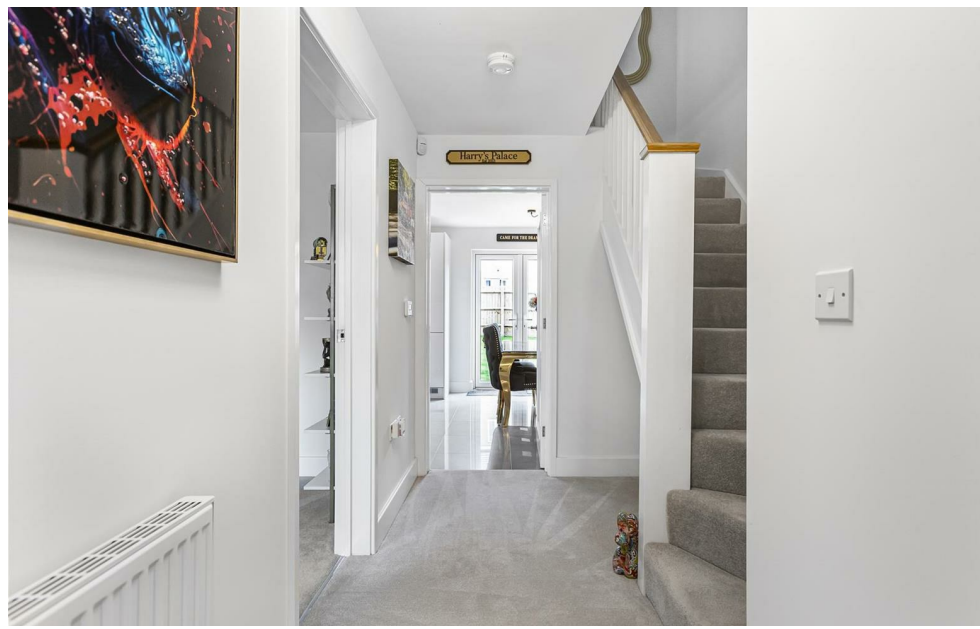
## 4 Coxall Lane, Buntingford, SG9 9UU

Built by Wheatley Homes in 2023, Steven Oates are delighted to offer this three bedroom semi detached house situated in a quiet cul-de-sac location and convenient for Buntingford High Streets multiple facilities. The property benefits from off street parking for one car and additional allocated car parking space, garage with power and lighting, kitchen/diner, ground floor cloakroom, en-suite to master bedroom and additional modern family bathroom and larger than average private rear garden. Internal viewing highly recommended.

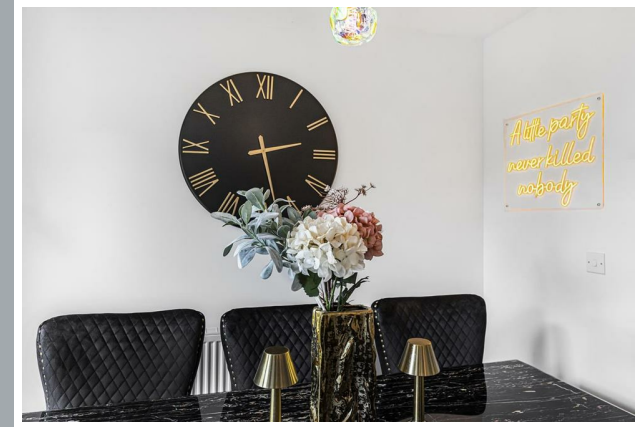
Coxall Lane is within walking distance of local schools, shops, restaurants and pubs. The market town of Buntingford provides links to the A10 to both Cambridge and Ware. Royston and Ware train stations provide direct access to Liverpool Street and Kings Cross Station.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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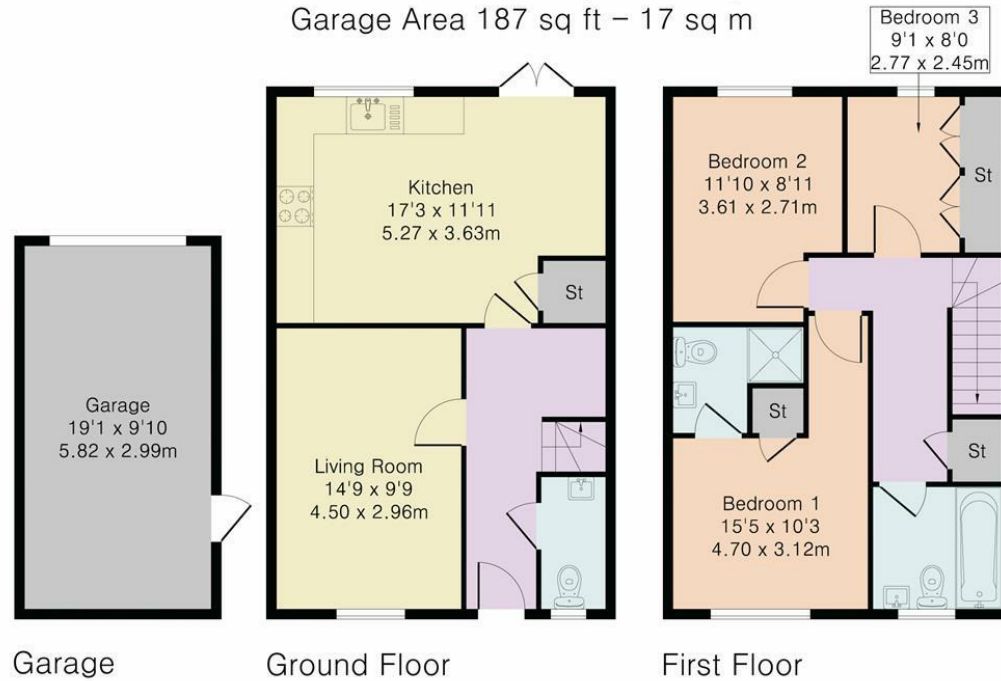
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Approximate Gross Internal Area 1119 sq ft – 103 sq m  
 Ground Floor Area 466 sq ft – 43 sq m  
 First Floor Area 466 sq ft – 43 sq m  
 Garage Area 187 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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