

# Jonathan Hunt

ESTATE AGENCY

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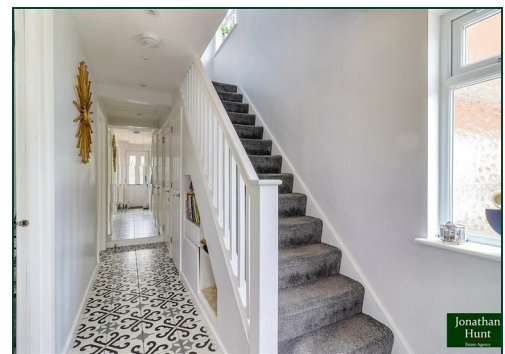
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**11 The Pyghtle, Buntingford, Hertfordshire, SG9 9EJ**

**Price Guide £575,000**

Chain-free and beautifully remodelled, this spacious three-storey home sits in the ever-popular town of Buntingford, offering an impressive blend of style, comfort and modern family living.

At the heart of the property is a standout 24ft x 18ft open-plan kitchen/living space, designed for both everyday life and entertaining. A large central island creates a natural hub, while bi-fold doors open straight onto the garden, flooding the room with light. The ground floor also includes a utility room, a downstairs WC, and a cosy lounge, a peaceful spot to unwind away from the main living space. Upstairs, there are three double bedrooms, two with their own en-suite bathrooms, plus a separate family bathroom. The principal bedroom suite occupies the entire top floor, offering privacy and a calm retreat. Outside, the generous rear garden is a real highlight. It features a detached sun house/home office, providing a superb work-from-home solution. Whether you need a dedicated office, a creative studio, a gym space or simply somewhere quiet to escape to, this versatile outbuilding adds huge value and flexibility to the home.

A superb property with modern finishes, flexible living space and a fantastic layout—ready to move straight into.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 11 The Pyghtle, Buntingford, Hertfordshire, SG9 9EJ

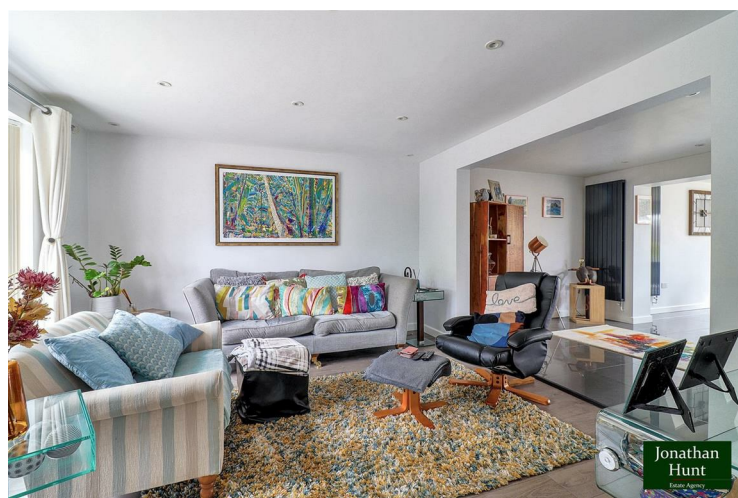
**ENTRANCE HALL**



**BEDROOM TWO 12'2" x 10'3" (3.73 x 3.14)**



**LOUNGE 13'1" x 12'0" (4 x 3.67)**



**EN-SUITE 8'5" x 7'4" (2.57 x 2.25)**



**OPEN PLAN KITCHEN 24'8" x 18'0" (7.52 x 5.49)**



**BEDROOM THREE 10'4" x 9'9" (3.17 x 2.98)**



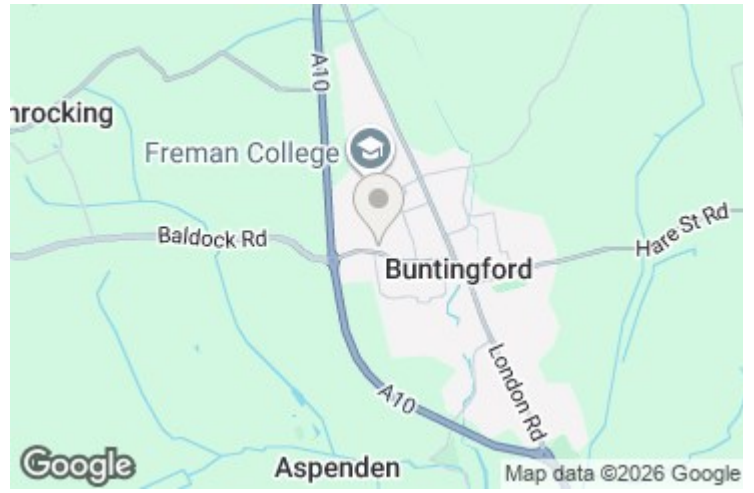
**UTILITY ROOM 7'6" x 5'7" (2.31 x 1.72)**

**STORAGE ROOM 5'8" x 3'5" (1.75 x 1.06)**

**CLOAKROOM**

# 11 The Pyghtle, Buntingford, Hertfordshire, SG9 9EJ

## FAMILY BATHROOM 8'5" x 5'4" (2.57 x 1.64)



## PRINCIPAL BEDROOM 16'0" x 13'3" (4.88 x 4.05)



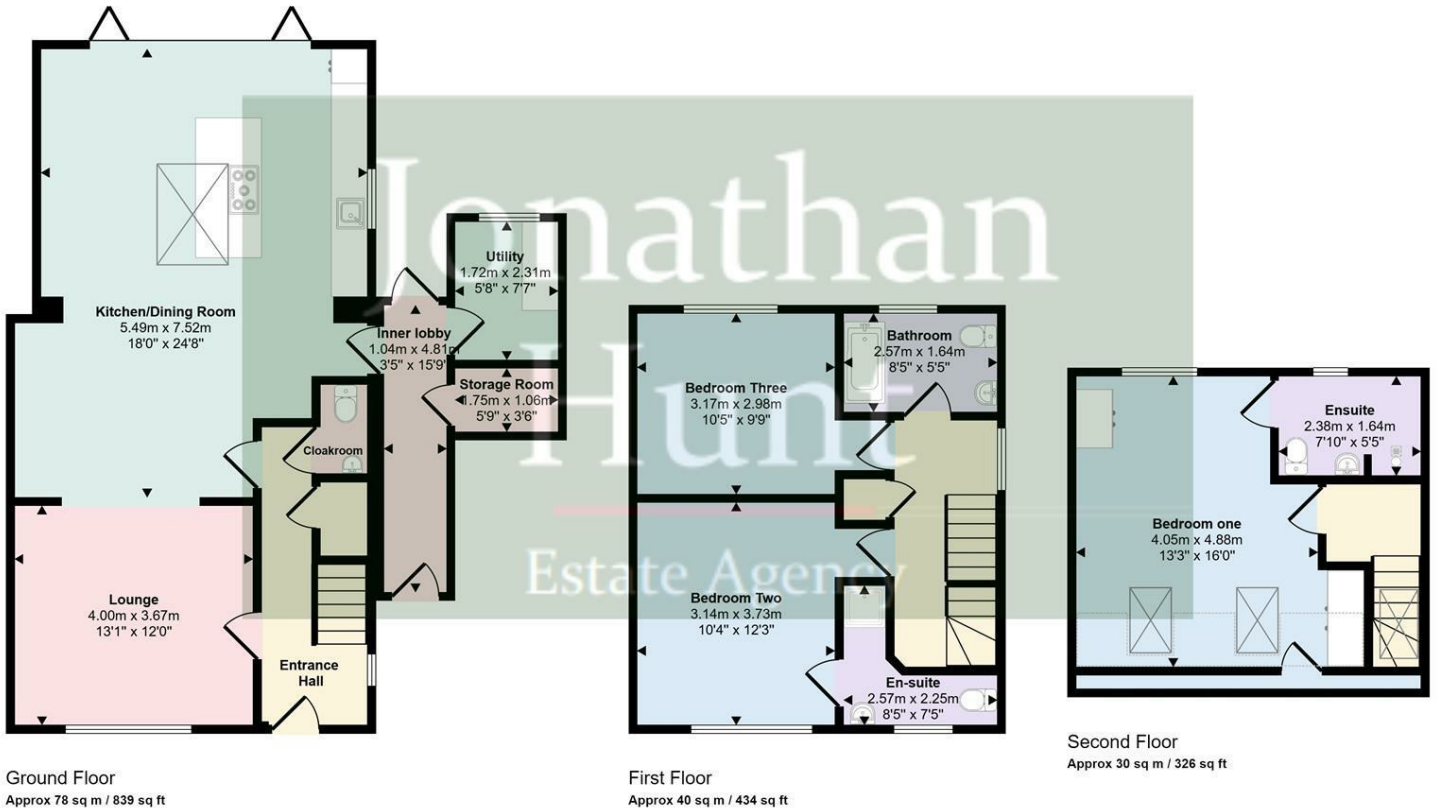
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## EN-SUITE 7'9" x 5'4" (2.38 x 1.64)



Approx Gross Internal Area  
148 sq m / 1598 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.