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11 Norfolk Road, Buntingford, Hertfordshire, SG9 9AN

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Asking Price £365,000

- Charming two-bedroom Victorian cottage full of period character
- Rare off-street parking for Norfolk Road
- Spacious lounge/diner featuring a wood-burning stove
- Ground-floor bathroom
- Second single bedroom ideal for guests, a study, or nursery
- Minutes' walking distance from the High Street and local amenities
- Additional gated rear garden that can also be used for extra parking
- Compact kitchen with direct access to the rear garden
- Large double bedroom with feature fireplace
- Offered chain free

This charming two-bedroom Victorian cottage is ideally located just minutes walk from the High Street and a wide range of local amenities. Rare for Norfolk Road, the property benefits from valuable off-street parking, along with a gated rear garden that can also be used to provide additional parking if required.

Inside, the cottage offers a spacious lounge/diner featuring a wood-burning stove, creating a warm and inviting focal point. A compact kitchen provides access to the rear of the property, and a ground-floor bathroom completes the downstairs accommodation.

Upstairs, you'll find a generous double bedroom with an attractive feature fireplace, as well as a cosy single bedroom. Rich in character, this delightful home showcases a range of Victorian features throughout, making it an ideal choice for those seeking period charm in a highly convenient location.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance

Timber front door. Carriage lamp.

Lounge / Diner

23'1" x 12'0"

Dual aspect windows to front and side. Wood effect flooring. Feature brick fireplace with wood burning stove. Two radiators. Stairs to first floor. Door to:

Kitchen

8'0" x 6'9"

Fitted with wall and base units with roll edge work surfaces. Stainless steel single drainer sink unit and mixer tap. Electric cooker point. Space and plumbing for washing machine. Tiled walls. Wood effect flooring. Window and door to side exterior. Door to:

Bathroom

Three piece suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level wc. Tiled walls. Wood effect flooring. Radiator. Obscure window to side.

First Floor**Landing**

Doors to:

Bedroom One

11'10" x 10'9"

Window to front aspect. Radiator. Feature fireplace.

Bedroom Two

11'10" x 5'10"

Window to rear aspect. Radiator. Loft access.

Outside**Front**

Low wall. Shingles.

Off Street Parking

Off-street parking space to the rear accessed via a shared driveway.

Garden

Double gated garden. Can be used for extra parking.

Agents Note

Boiler in the loft. Accessed via bedroom two. Last serviced January 2026.





