

# Jonathan Hunt

ESTATE AGENCY

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The Nook, 196 Monks Walk, Buntingford, Hertfordshire, SG9 9DY

Price Guide £625,000

## The Nook, 196 Monks Walk, Buntingford, Hertfordshire, SG9 9DY

A detached two-bedroom bungalow occupying a generous plot of approximately 1/5th of an acre, ideally positioned in the heart of this sought-after East Hertfordshire town. Offering level access to town centre amenities and marketed chain free, the property presents an exciting opportunity for refurbishment or redevelopment. The existing accommodation includes a spacious entrance hall, dual-aspect sitting room, kitchen/dining room, utility room, cloakroom, family bathroom, and two bedrooms, along with an integral garage and ample driveway parking. With a west-facing front garden and east-facing rear garden, the plot also offers potential for an additional dwelling—such as a second bungalow—subject to the necessary planning consents.

### PORCH

5'0" x 4'0" (1.54 x 1.24)

### ENTRANCE HALL

19'7" x 4'11" (5.99 x 1.5)

### LOUNGE

20'9" x 17'2" (6.35 x 5.24)

### KITCHEN

13'1" x 9'8" (4.01 x 2.95)

### PRINCIPAL BEDROOM

18'5" x 9'10" (5.63 x 3)

### BEDROOM TWO

10'0" x 8'5" (3.07 x 2.57)

### BATHROOM

7'8" x 5'4" (2.34 x 1.64)

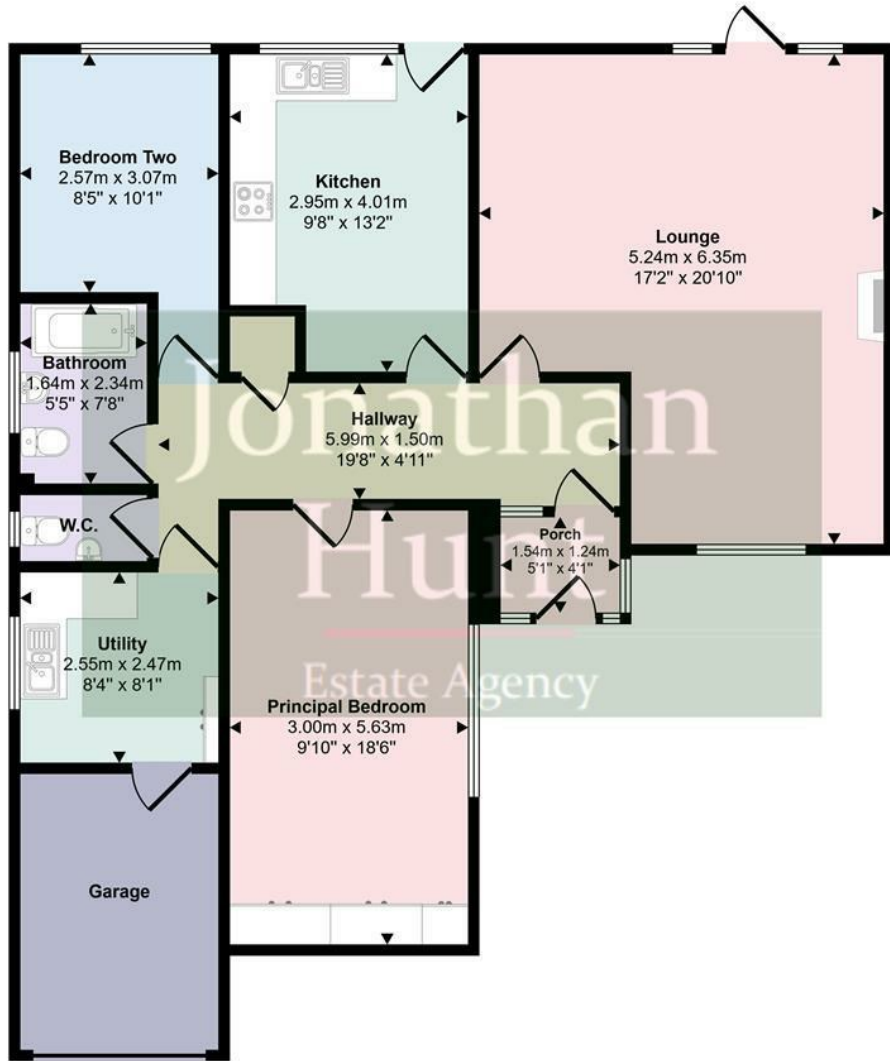
### UTILITY ROOM

8'4" x 8'1" (2.55 x 2.47)

### GARAGE

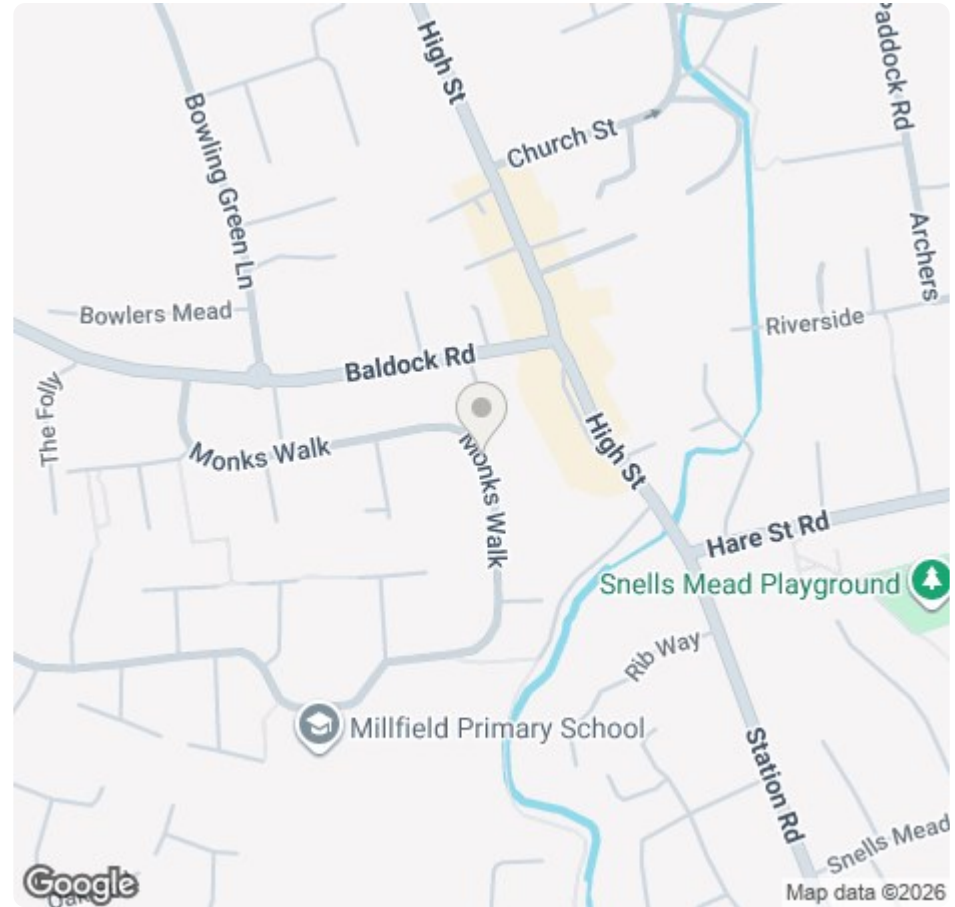


Approx Gross Internal Area  
104 sq m / 1118 sq ft



Floorplan

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(91-91) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		81	
	66		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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