



## Brice Gardens, Buntingford

£565,000 Freehold

A Spacious 4 Bedroom Family House • Generous Sized Kitchen/ Diner • Utility Room and Study • Ensuite to Main Bedroom • Jack and Jill Bathroom • Driveway and Garage • Close To Amenities • Catchment For Good Schooling



#### Entrance Hallway

#### Study

11' 2" x 7' 10" (3.40m x 2.39m)

#### Kitchen/ Diner

16' 5" x 15' 1" (5.00m x 4.60m)

#### Downstairs WC

#### Stairs To First Floor

#### Lounge

19' 0" x 16' 5" (5.79m x 5.00m)

#### Bedroom One

16' 5" x 12' 6" (5.00m x 3.81m)

#### Ensuite

#### Bedroom Two

16' 5" x 12' 6" (5.00m x 3.81m)

#### Bedroom Three

15' 5" x 8' 10" (4.70m x 2.69m)

#### Bedroom Four

11' 2" x 7' 3" (3.40m x 2.21m)

#### Jack and Jill Bathroom

#### AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are pleased to offer for sale this very spacious 4 bedroom family home arranged over 3 floors. The property has loads to offer, with 4 doubles bedrooms where the main bedroom benefits from an ensuite and the 2nd bedroom has use of a Jack and Jill bathroom. There is a generous sized first floor lounge, contemporary style kitchen/ diner with access to the rear garden and a useful utility. Other benefits are a downstairs WC, Study, garage and driveway. The property is located on a popular modern development which is on the outskirts of Buntingford town. Good schooling is within catchment and the amenities on Buntingford high street are a short walk away.

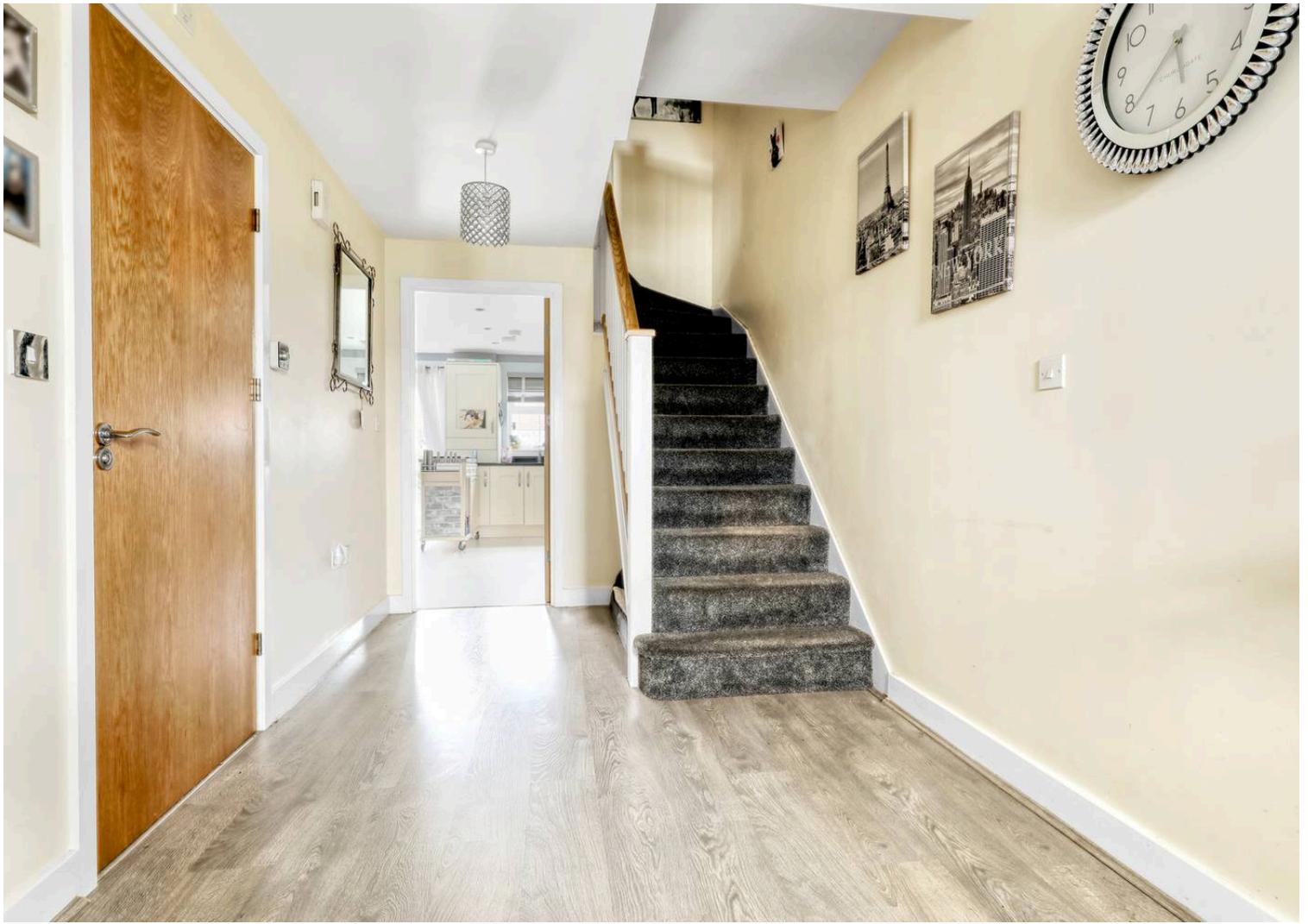
Nestled in the heart of Hertfordshire, Buntingford is a charming market town with a rich history dating back to Roman times. Known for its picturesque high street, it offers a delightful mix of independent shops, cozy cafes, and traditional pubs. The town is surrounded by beautiful countryside, offering plenty of opportunities for outdoor activities. With excellent transport links to London and Cambridge, Buntingford provides the perfect blend of rural tranquility and urban convenience.

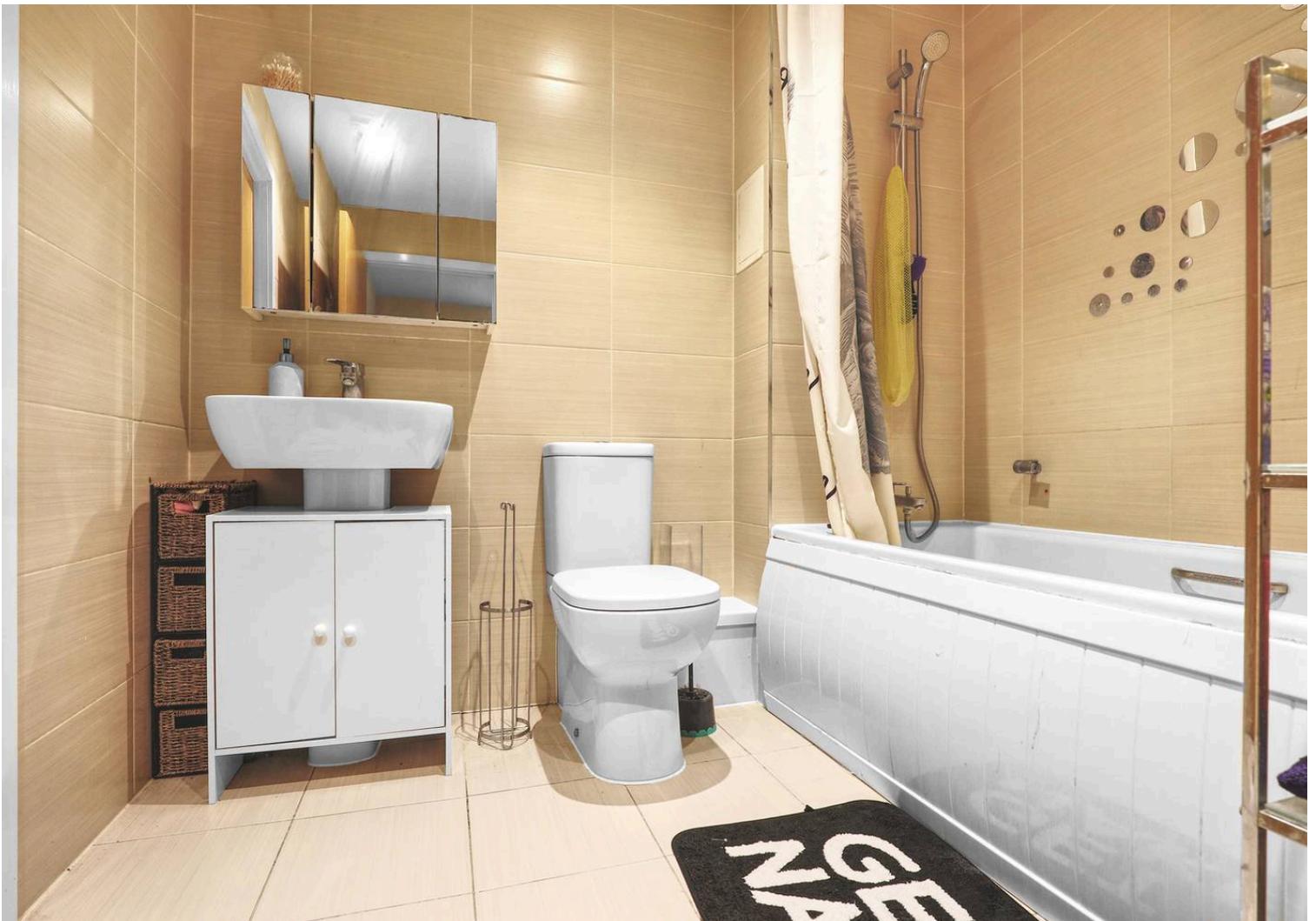
Council Tax band: F

Tenure: Freehold

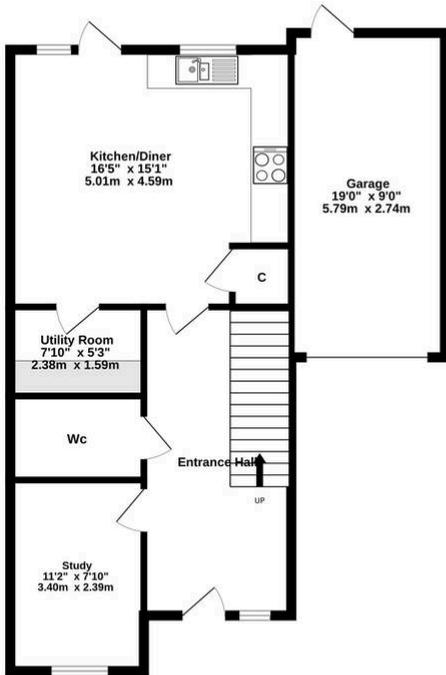
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

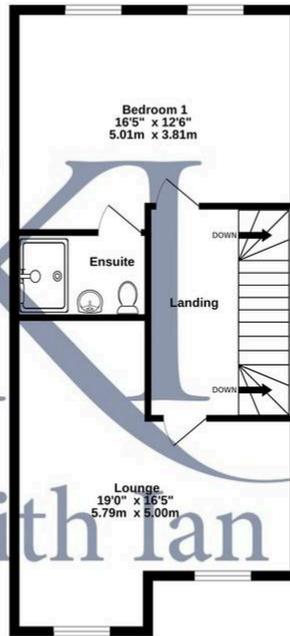




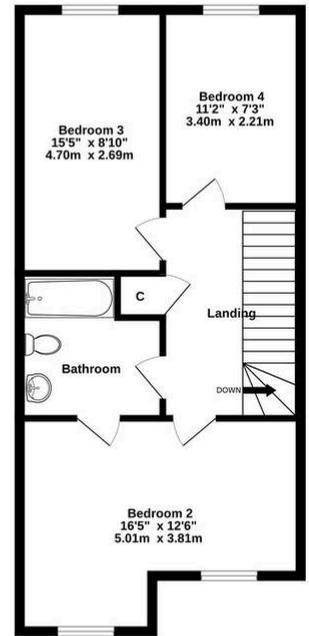
Ground Floor  
741 sq.ft. (68.8 sq.m.) approx.



1st Floor  
570 sq.ft. (53.0 sq.m.) approx.



2nd Floor  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1881 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.