

Jonathan Hunt

ESTATE AGENCY

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7 Bishop Way, Buntingford, SG9 9SL

Price Guide £899,995

Offered chain free, this exceptionally well-finished, re-modelled and stylish four-bedroom detached home sits on a generous plot with an expansive driveway and detached double garage. Thoughtfully designed for modern family living and entertaining, the property features a beautifully landscaped rear garden complete with a fully equipped garden room with bar, a coverable outdoor seating area and porcelain tiled patio ideal for sun loungers.

Inside, the ground floor showcases elegant herringbone flooring, a sophisticated lounge with panelled walls, and sweeping double doors opening into an open-plan dining area and a well-appointed contemporary kitchen. A separate study provides the ideal space for home working, while a utility room and ground floor WC add everyday practicality.

Upstairs, there are four generously sized bedrooms, including a luxurious principal suite with ensuite, complemented by a high-spec family bathroom. The detached double garage includes a separate storage area and has been partially converted for use as a home gym, featuring easily removable soft tiled flooring—offering excellent versatility for a range of uses.

Blending style, comfort, and functionality, this outstanding home is ready to move into with no onward chain. Early viewing is highly recommended....

Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

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HALLWAY

STUDY 9'1" x 7'8" (2.79 x 2.35)



KITCHEN 12'7" x 11'1" (3.85 x 3.39)



LOUNGE 15'1" x 13'9" (4.60 x 4.20)



UTILITY 7'4" x 4'11" (2.26 x 1.51)



DINING ROOM 14'3" 9'6" (4.35 2.90)



WC 5'9" x 4'1" (1.77 x 1.27)

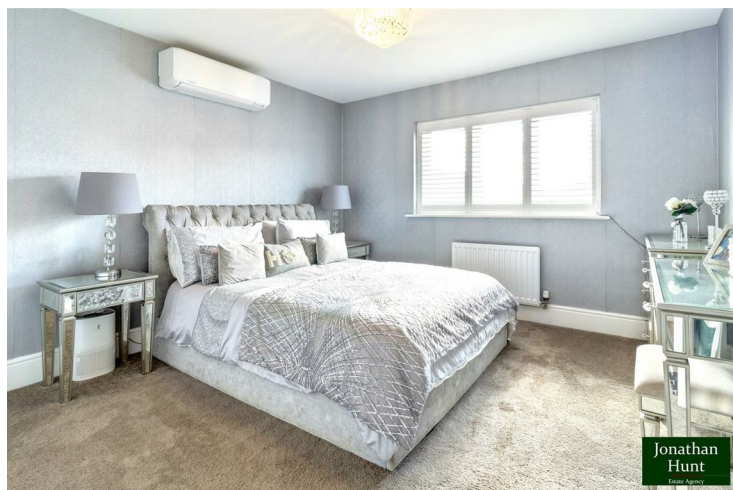


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DOUBLE GARAGE/GYM 16'5" x 15'11" (5.01 x 4.87)



BEDROOM TWO 12'2" x 11'4" (3.73 x 3.46)



PRINCIPAL BEDROOM 11'6" x 10'8" (3.53 x 3.27)



BEDROOM THREE 9'0" x 7'8" (2.75 x 2.34)



EN-SUITE 7'4" x 6'0" (2.24 x 1.83)



BEDROOM FOUR 9'1" x 7'5" (2.79 x 2.28)



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BATHROOM 8'5" x 5'6" (2.58 x 1.70)



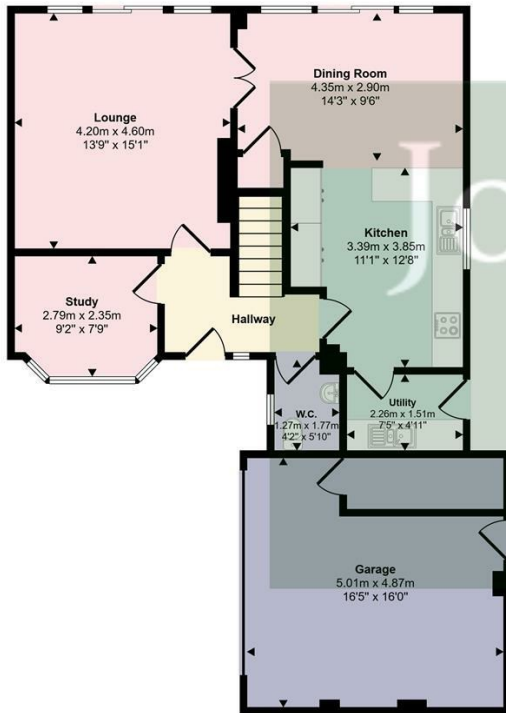
GARDEN ROOM 344 sq/ft (104.85m sq/ft)



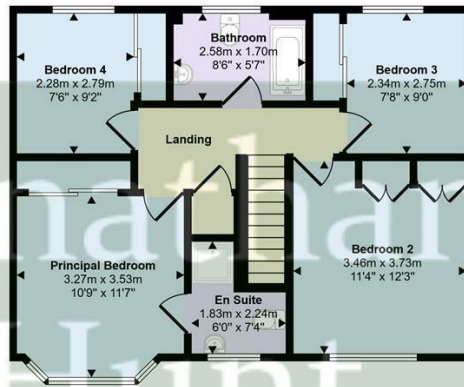
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

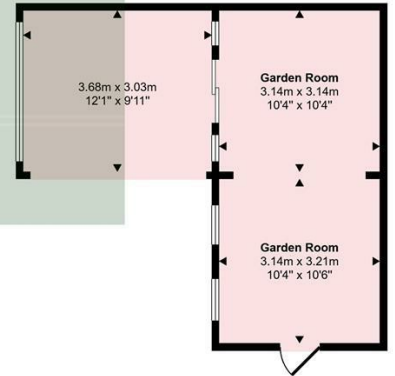
Approx Gross Internal Area
183 sq m / 1967 sq ft



Ground Floor
Approx 91 sq m / 979 sq ft



First Floor
Approx 60 sq m / 644 sq ft



Garden Room
Approx 32 sq m / 344 sq ft

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.