

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX  
Tel: 01920 411090  
8 High Street Buntingford SG9 9AG  
Tel: 01763 272727  
info@jonathan-hunt.co.uk  
www.jonathanhunt.co.uk



**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.....

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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)

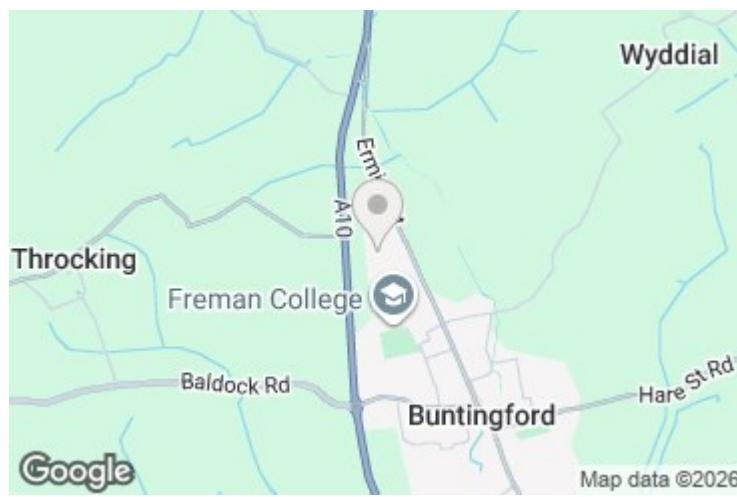


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## BATHROOM 8'5" x 5'6" (2.58 x 1.70)



## 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 <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	

Approx Gross Internal Area  
183 sq m / 1967 sq ft

