



Cranville Way, Buntingford, SG9 9UR



welcome to

Cranville Way, Buntingford

An opportunity to purchase an extremely well-presented 3 bedroom semi-detached family home situated on a highly sought-after residential development in Buntingford. With lovely rear garden, single garage, and off-road parking, this property should be viewed at the earliest opportunity.



Door To Entrance Hall

Stairs off to first floor landing with understair cupboard.. Radiator. Wood flooring.

Lounge

15' 1" x 10' 7" (4.60m x 3.23m)
2 radiators. Double glazed window to front.

Kitchen/Diner

13' 3" x 12' 2" (4.04m x 3.71m)
Lovely fitted kitchen/diner comprising built in oven and hob with stainless steel extractor hood over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, integral dishwasher and fridge/freezer, radiator, recess lighting, double glazed french doors and windows to rear garden, wood flooring, door to utility area.

Utility Area

Base unit with fitted worktop. Space and plumbing for automatic washing machine. Radiator. Wood flooring. Door to WC. Door to garage.

Ground Floor W/ C

Low flush WC. Wash hand basin. Radiator. Wood flooring. Window to rear.

First Floor Landing

Hatch to loft. Built in cupboard. Doors to:

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m)
Fitted wardrobes and storage to one wall with Central inset TV point. Radiator. Double glazed window to front. Door to en-suite.

En-Suite

Comprising walk-in fully tiled shower cubicle, low flush WC, wash hand basin, heated towel rail, floor tiling, window to front.

Bedroom Two

10' 2" x 9' 6" max (3.10m x 2.90m max)
Fitted wardrobes with sliding mirrored doors.
Radiator. Double glazed window to rear.

Bedroom Three

10' 8" max x 8' 2" (3.25m max x 2.49m)
Radiator. Double glazed window to rear.

Bathroom

Suite comprising panel enclosed bath with shower over, low flush WC, wash hand basin, heated towel rail, floor tiling, recess lighting.

Outside

Rear Garden

Good sized rear garden with large patio area with steps up to landscaped lawn area with fence surround, mature trees, and wooden shed. The garden offers plenty of space for garden furniture perfect for entertaining and has personal door to garage, and gate for side access.

Garage And Parking

20' 5" x 10' 4" (6.22m x 3.15m)
Single garage to side with driveway to front providing off-road parking.



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welcome to

Cranville Way, Buntingford

- Extremely well-presented semi-detached family home in the sought-after town of Buntingford.
- 3 bedrooms with en-suite to principal bedroom.
- Spacious lounge.
- Modern fitted kitchen/diner and separate utility area.
- Ground floor cloakroom and family bathroom.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110676 - 0003

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william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)