Jonathan Hunt

ESTATE AGENCY

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30 Cranville Way, Buntingford, SG9 9UR

Price Guide £410,000

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An immaculately presented two double bedroom semi-detached home situated on the highly regarded Dandara development in Buntingford, offering stylish, energy-efficient accommodation ideal for first-time buyers, downsizers and investors alike.
Beautifully maintained by the current owners, this modern home is ready to move straight into. The contemporary kitchen is fitted with a range of integrated appliances, while the bright and spacious lounge enjoys plenty of natural light and provides direct access to the rear garden via a glazed door.
Upstairs, there are two generous double bedrooms served by a well-appointed family bathroom, while a ground floor cloakroom adds further practicality for everyday living.
Outside, the beautifully landscaped east-facing rear garden has been thoughtfully designed to create an attractive and low-maintenance outdoor space, perfect for relaxing, entertaining and alfresco dining. The property also benefits from allocated parking conveniently positioned directly opposite.
Combining modern, energy-efficient living with a sought-after location close to local amenities, highly regarded schools and excellent transport links, this attractive home presents an excellent opportunity to purchase a quality property within one of Buntingford's most desirable modern developments.







HALLWAY 13'10" x 6'8" (4.23 x 2.05)

KITCHEN 9'4" x 7'2" (2.87 x 2.19)

LOUNGE/DINER 14'7" x 11'5" (4.47 x 3.48)

WC 7'5" x 3'6" (2.28 x 1.08)

PRINCIPAL BEDROOM 12'8" x 9'11" (3.88 x 3.03)

BEDROOM TWO 14'6" x 7'9" (4.44 x 2.38)

BATHROOM 7'0" x 6'4" (2.14 x 1.94)

AGENTS NOTES

Freehold Estate Charge. Resale listings for properties on Abrahams Drive within Keepers Chase indicate an annual service or estate charge of circa £230 per annum. This typically covers the upkeep of unadopted communal green spaces, private roadways, and shared drainage infrastructure across the 65-home


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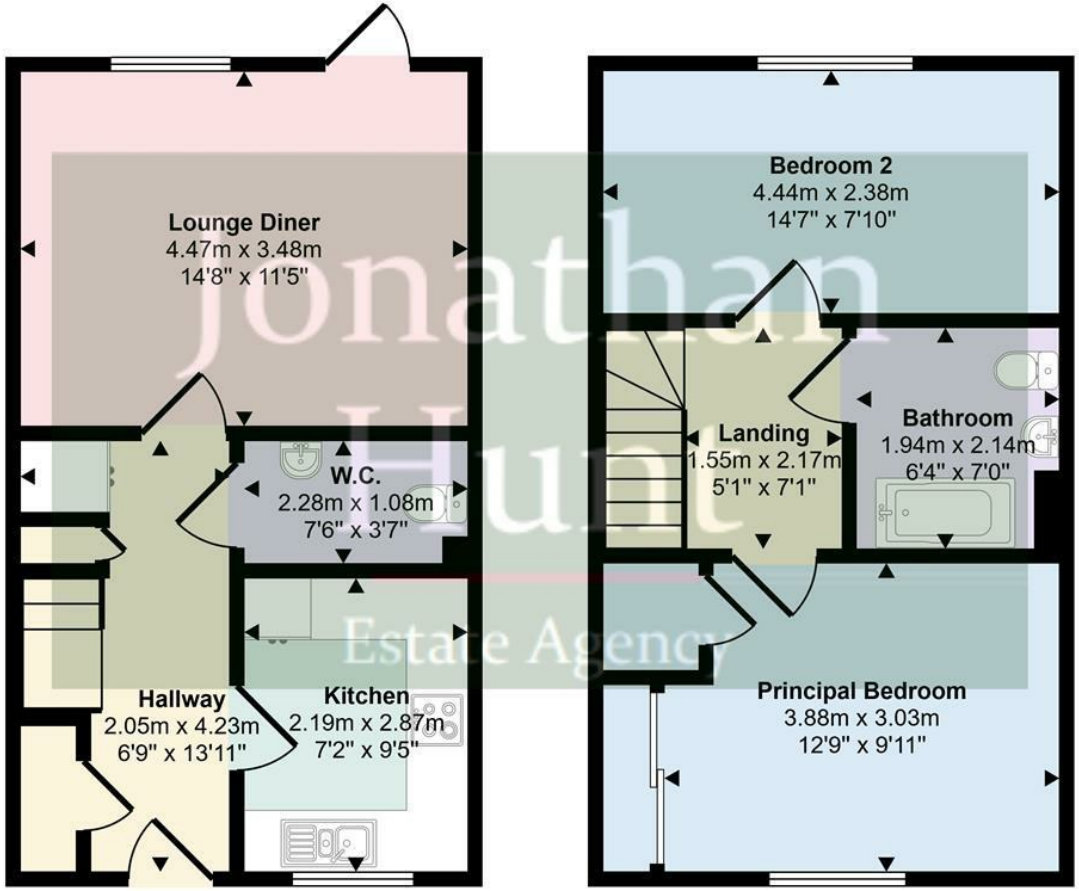

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Approx Gross Internal Area
70 sq m / 749 sq ft



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Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 377 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.

