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2, Hensby Avenue, Buntingford, SG9 9RG

Full Ownership £410,000

# 2, Hensby Avenue, Buntingford, SG9 9RG

## Asking Price £410,000

A spacious and well-presented Redrow-built end-of-terrace home, ideally situated within this desirable development in Buntingford. Offering well-proportioned accommodation the property provides a comfortable and practical layout, making it an ideal choice for first-time buyers, couples or a small family.

The ground floor features a welcoming entrance hall leading into a well-equipped kitchen, fitted with a good range of wall and base units and providing a practical space for everyday cooking and entertaining. To the rear of the property is a particularly generous lounge/dining room, offering excellent flexibility for both relaxing and dining. The room enjoys plenty of natural light and benefits from direct access onto the rear garden.

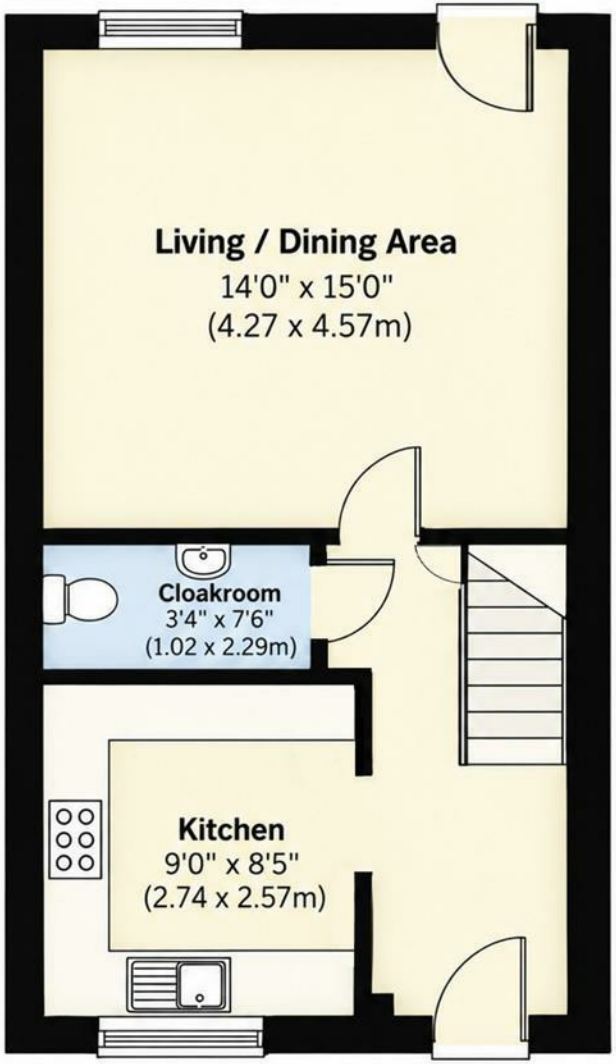
Upstairs, the property offers two good-sized double bedrooms, providing comfortable and versatile accommodation. The principal bedroom offers ample space and built in wardrobes, while the second bedroom could also be used as a guest room, home office or child's bedroom depending on the buyer's requirements. A modern family bathroom completes the first floor.

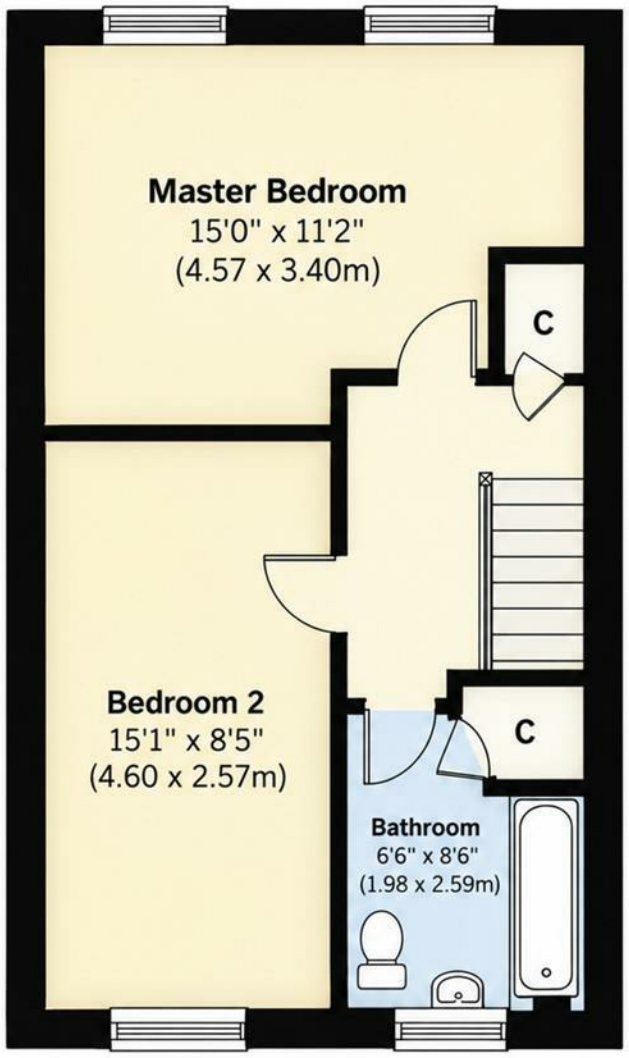
Externally, the property benefits from an approximately 40ft east-facing rear garden, providing a pleasant outdoor space with plenty of scope for seating, entertaining and gardening. The property further benefits from two allocated parking spaces, providing convenient off-road parking for residents and adding to the practicality of this well-designed home.

The property is available to purchase on a shared ownership basis, with a 40% share offered at £164,000. There is also the option to purchase the property outright for full ownership, offering flexibility depending on the buyer's circumstances and budget.

Situated within a popular Redrow development, the property is conveniently positioned for access to Buntingford's range of local amenities, including shops, schools and everyday facilities, while also offering excellent road links for those commuting further afield.

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## Ground Floor

Approx. 37.5 sq m (404 sq ft)

## First Floor

Approx. 37.5 sq m (404 sq ft)

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Total Approx. Floor Area: 75.0 sq m (808 sq ft)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our network of IWestates estate agents.

**Entrance**
A pathway leads to the front door, bordered by flower beds with mature shrubs and decorative stone. Gated side access leads to the rear garden. External lighting.

**Entrance Hall**
Wood-effect laminate flooring. Composite front door with privacy glazing. Radiator. Inset ceiling lighting. Useful under-stairs storage cupboard. Stairs to first floor. Opens to:

**Kitchen**
Fitted with a range of gloss white wall and base units with grey laminate worktops and matching uprights. Single sink and drainer with mixer tap. Tiled splashbacks. Four-ring gas hob with acrylic splashback and extractor hood over. Built-in single oven/grill. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Wood-effect laminate flooring. Window to front aspect. Inset ceiling lighting and extractor fan.

**W/C**
White suite comprising a low-level dual-flush WC and floating wash hand basin with mixer tap and tiled splashback. Wall-mounted mirror, radiator and tiled flooring.

**Living / Dining Area**
Wood-effect laminate flooring. Radiator. Window to rear aspect and glazed door opening onto the rear garden.

**First Floor**

**Galleried Landing**
Access to loft. Radiator. Storage cupboard

**Bedroom One**
Two windows to the rear aspect. Fitted triple window. Radiator.

**Bedroom Two**
Window to front aspect. Radiator.

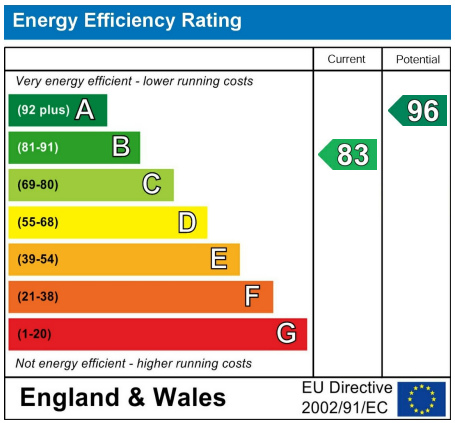
**Bathroom**
White suite comprising a low-level dual-flush WC, floating wash hand basin with mixer tap, and panelled bath with shower over and glazed shower screen. Part-tiled walls and tiled flooring. Heated towel rail, extractor fan, shaver point and inset ceiling lighting. Shelved airing cupboard housing the combi boiler.

**Rear Garden**
Predominantly laid to lawn with mature planting and shrubs to the side. A patio area sits immediately outside the rear door, with a pathway leading to gated side access and a decked seating area to the rear. Outside tap, security lighting.

**Parking**
Two allocated parking spaces (148)

**Agents Note**
Freehold
Loft: Not boarded, no ladder, no light.
Boiler service November 2026.
Council Tax band: D
Monthly service charge: £79.62
Figures correct at time of listing September 2026.

For Shared Ownership Viewings: Please contact the agent to obtain eligibility forms from the Housing Association prior to booking a viewing.






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