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26 Longmead, Buntingford, SG9 9EF

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Guide Price £660,000

- Four double bedroom detached family home
- Spacious sitting room opening on to the garden
- Separate utility room
- Downstairs W/C
- Double driveway, garage, and low-maintenance garden
- Quiet and attractive location
- Large kitchen/breakfast room forming the heart of the home
- Versatile dining room or study
- Two en-suite shower rooms plus a modern family bathroom
- Walking distance of the High Street and local schools with easy access to the A10

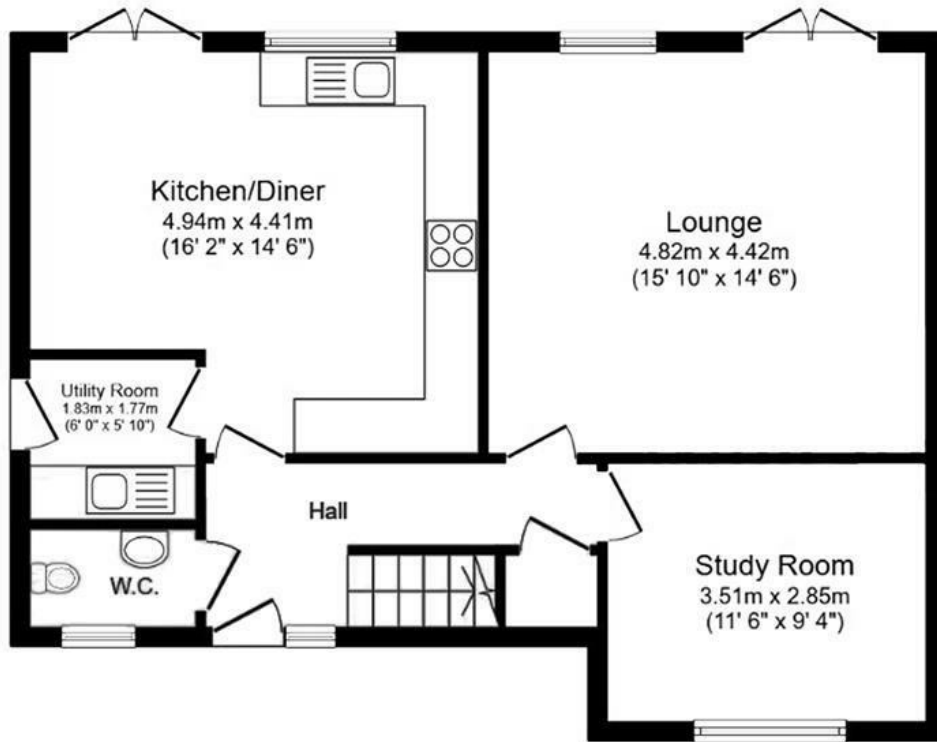
Set within the attractive Longmead development in Buntingford, this impressive four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living.

The ground floor features a welcoming entrance leading to a generous sitting room, alongside a separate dining room or study—perfect for home working or entertaining. At the heart of the home is a large kitchen/breakfast room, complemented by a separate utility room for added convenience. A downstairs W/C completes the ground floor layout.

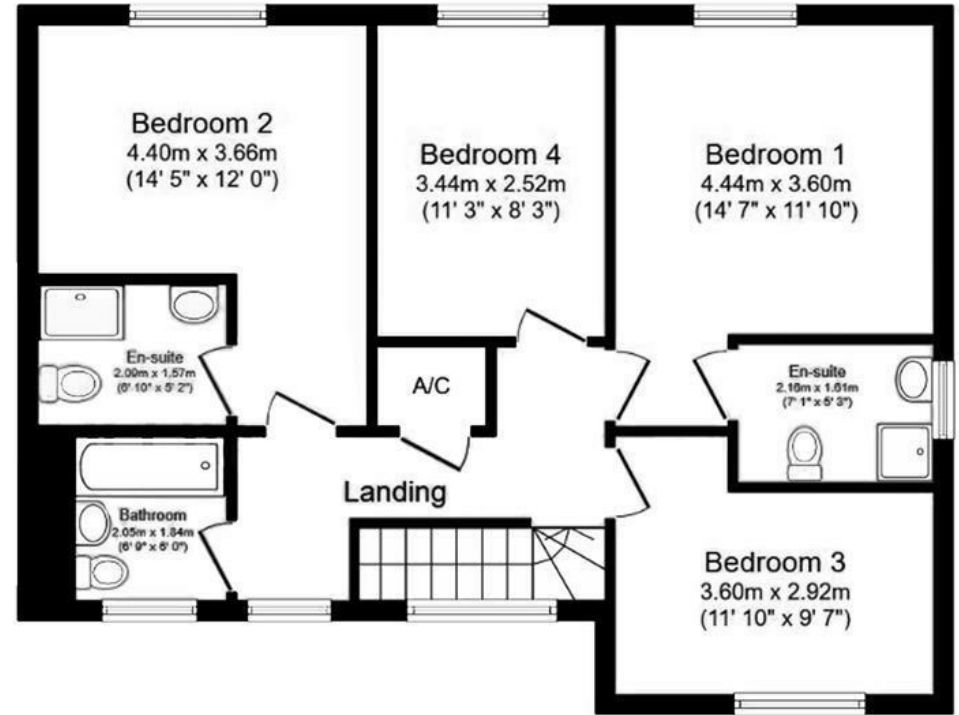
Upstairs, a galleried landing provides access to four well-proportioned double bedrooms, two of which benefit from their own en-suite facilities, in addition to a contemporary family bathroom.

Externally, the property boasts a low-maintenance rear garden, ideal for relaxing or entertaining, along with a double driveway and garage providing ample parking.

Ideally located within walking distance of Buntingford High Street and well-regarded schools, this property enjoys a peaceful setting while remaining close to local amenities—making it a perfect choice for families seeking both comfort and convenience.



Ground Floor



First Floor

Total floor area 132.2 sq.m. (1,423 sq.ft.) approx

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 national network of IWestates estate agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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	

Entrance

Small shrub front garden. Canopy porch. Security lamp . Composite front door.

Entrance Hall

Obscure window to front aspect. Stairs to first floor. Understairs storage. Radiator. Wood effect flooring. Doors to:

W/C

Low level flush w/c. Pedestal wash hand basin. Obscure window to front aspect. Tiled floor. Extractor fan. Houses consumer unit.

Kitchen / Diner

Shaker style wall and base level units with laminate countertops. Tiled splash backs. One and a half bowl sink and drainer. Built in double oven. 5-ring gas hob with stainless steel splash back and extractor hood over. Integrated dishwasher. Window to rear aspect. French doors to garden. Extractor fan. Radiator. Tiled floor.

Utility Room

Shaker style wall and base level units with laminate countertop. Tiled splashback. Stainless steel sink and drainer. Space for washing machine. Radiator. Tiled floor. Door to side aspect. Houses boiler.

Sitting Room

Two radiators. Wood effect flooring. Window to rear aspect. French doors to garden.

Dining Room / Office

Window to front aspect. Radiator. Wood effect flooring.

First Floor**Landing**

Galleried landing. Windows to front aspect. Large airing cupboard housing hot water tank. Access to partially boarded loft. (The loft has electrical sockets and a light. No ladder.)

Bedroom One

Window to rear aspect. Radiator.

En Suite Shower

Double length shower. Low level flush w/c. Pedestal wash hand basin. Obscure window to side aspect. Extractor fan. Partially tiled walls. Tiled floor.

Bedroom Two

Window to rear aspect. Radiator.

En Suite Shower

Double length shower. Low level flush w/c. Pedestal wash hand basin. Obscure window to side aspect. Extractor fan. Partially tiled walls. Tiled floor.

Bedroom Three

Window to rear aspect. Radiator.

Bedroom Four

Window to front aspect. Radiator.

Family Bathroom

Panel bath. Low level flush w/c. Pedestal wash hand basin. Tiled floor and partially tiled walls. Extractor fan.

Outside**Front****Driveway**

Double driveway leading to double garage.

Double Garage

Two up and over doors. Eaves storage. Power.

Rear Garden

Large patio area steps down to artificial lawn. Outside tap. Security lamp. Gate to side of property. Timber shed. Privacy door to garage.

Agents Notes

East Herts Council Tax Band: F - £3,546.96 p.a. (subject to change)

Alarm system

Boiler located in Utility room. Last serviced January 2026

The loft has electrical sockets and a light. No ladder

No maintenance charge for the estate.









