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16 Keen Avenue, Buntingford, SG9 9GS

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Asking Price £490,000

Situated in a quiet cul-de-sac within a peaceful part of this sought-after development, this beautifully presented semi-detached home has been finished to exacting standards throughout. With three well-proportioned bedrooms, it's perfectly suited to families or anyone in need of extra space.

The ground floor offers two generous reception rooms, ideal for relaxing or entertaining, alongside a stunning modern kitchen/diner – perfect for family meals and social gatherings.

Upstairs, you'll find a spacious landing, a modern family bathroom, and a stylish ensuite to the principal bedroom. The thoughtfully designed layout maximises both space and natural light, creating a warm and inviting atmosphere throughout the home.

Outside, the property features a private driveway with an EV charging point, a south-facing landscaped garden, and convenient access to the garage from both the front and rear. Located in a family-friendly development with excellent local amenities and top-rated schools nearby, this home offers comfort, convenience, and a tranquil setting.

- Popular modern development
- Open plan kitchen/diner
- Private driveway with EV charging point
- Finished to exacting standards
- Easy access to local schools and amenities
- South facing garden
- Window shutters included
- En-Suite to master bedroom
- Perfect for families
- Access to garage from garden

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Approximate Gross Internal Area
94.20 sq m / 1013.96 sq ft
(Excludes Garage)
Garage Area 17.91 sq m / 192.78 sq f



Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Hallway

uPVC front door with obscure glass, fitted doormat, laminate flooring, radiator, electric box, 2 ceiling light fittings, security alarm, door to understairs storage cupboard. Door to:

Lounge

Laminate flooring, uPVC bay window to front aspect with shutters, thermostat, two radiators, TV point, two ceiling lights.

WC

Tiled floor, radiator, low level dual flush w/c, white hand basin with mixer tap, chrome fixtures, spotlight inset to ceiling.

Kitchen/Dining

Tiled flooring, radiator, ceiling light fitting over dining area, spotlights inset to ceiling over kitchen area. Floor to ceiling storage cupboard, uPVC French door to rear aspect, uPVC window to rear aspect with shutters. Fully tiled around worktops including feature splashback, granite worktops, one and a half sink with mixer tap, range of wall and base units, boiler in cupboard. Built in 'Zanussi' appliances comprising washing machine, dishwasher, oven and fridge freezer. 5 ring 'Zanussi' gas hob with large 'RangeMaster' extractor fan over.

Landing

Fitted carpet, light fitting, airing cupboard with thermostat and hot water cylinder, access to loft.

Bedroom One

Fitted carpet, built in double wardrobes, radiator, spotlights inset to ceiling, uPVC window with shutters to front aspect. Door to:

Ensuite

Tiled floor, fully tiled walls, white suite comprising low level dual flush w/c, hand basin with mixer tap, shower unit with wall mounted head. Wall unit, heated towel rail, uPVC window to front aspect with obscure glass. Spotlights inset to ceiling, extractor fan.

Bedroom Two

Fitted carpet, uPVC window with shutters to rear aspect, radiator, built in wardrobe, spotlights inset to ceiling

Bedroom Three

Fitted carpet, uPVC window with shutters to rear aspect, radiator, built in wardrobe, spotlights inset to ceiling

Bathroom

Tiled floor, fully tiled walls, white suite comprising basin with mixer tap, low level dual flush w/c and bath with mixer tap and shower over, tempered glass shower screen. Heated towel rail, extractor fan and spotlights inset to ceiling.

Outside**Front External**

Front garden laid to lawn with flower borders, external wall light, EV charging point, paved pathway to front door.

Garden

Landscaped south facing rear garden, half resin bound patio, half artificial lawn. Raised sleeper beds with lighting inset to sleepers, external light fitting. Hot and cold water tap.

Garage

White up and over door, garage ceiling partially boarded. uPVC window and uPVC door with obscure glass both to rear aspect allowing access to rear garden.

Agents Note

Boiler located in kitchen

Loft partially boarded with light

Development service charge: £259.94 p.a. (Subject to change)

Council tax band E: £2,859.14 p.a. (subject to change)











