

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



Jonathan
Hunt
Estate Agency



2 Prestwick Drive, Ermine Street, Buntingford, SG9 9UX

Asking Price £725,000

One of Just Five Detached Homes — Boutique Living on the Edge of Buntingford

A rare chance to own one of only five individually designed detached homes in a peaceful, high-spec development on the outskirts of Buntingford. Each home offers its own architectural character, with block-paved driveways and generous gardens setting the tone for quality and space. Inside, the open-plan kitchen and family room is the heart of the home—bright, spacious, and perfect for entertaining—with French doors opening onto a landscaped garden for easy indoor-outdoor living.

Two further reception rooms offer flexibility for home working, relaxing, or hosting, and there's a ground floor WC for added convenience.

Upstairs, three well-sized bedrooms include a principal suite with en-suite shower room and built-in storage. A modern family bathroom completes the upper level. Outside, enjoy a private rear garden with patio, lawn, and planted borders. The development also includes communal green space and visitor parking—balancing privacy with a sense of community.

This is a limited opportunity for buyers seeking a well-built, thoughtfully designed home in a prime location.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

2 Prestwick Drive, Ermine Street, Buntingford, SG9 9UX

ENTRANCE HALL

WC

STUDY 9'1" x 7'0" (2.77 x 2.15)

RECEPTION ROOM 13'3" x 11'8" (4.05 x 3.57)

KITCHEN/FAMILY ROOM

PRINCIPAL BEDROOM 17'10" x 15'8" (5.44 x 4.80)

EN-SUITE 6'9" x 6'2" (2.08 x 1.89)

BEDROOM TWO 16'0" x 9'5" (4.89 x 2.88)

BEDROOM THREE 14'1" x 8'6" (4.31 x 2.61)

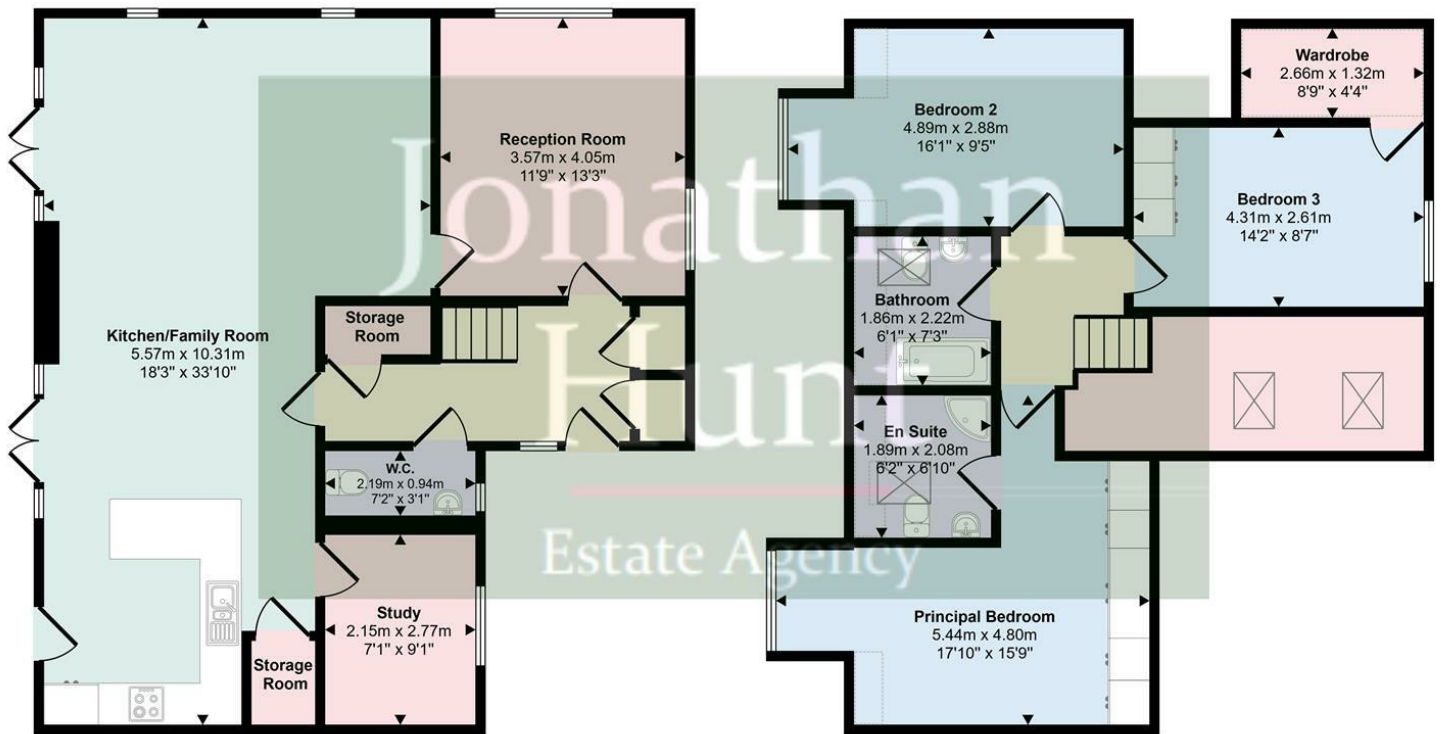
FAMILY BATHROOM 7'3" x 6'1" (2.22 x 1.86)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(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 

Approx Gross Internal Area
142 sq m / 1527 sq ft



Ground Floor
Approx 83 sq m / 890 sq ft

First Floor
Approx 59 sq m / 637 sq ft

 Denotes head height below 1.5m

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.