

# 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](mailto:info@jonathan-hunt.co.uk)

[www.jonathanhunt.co.uk](http://www.jonathanhunt.co.uk)



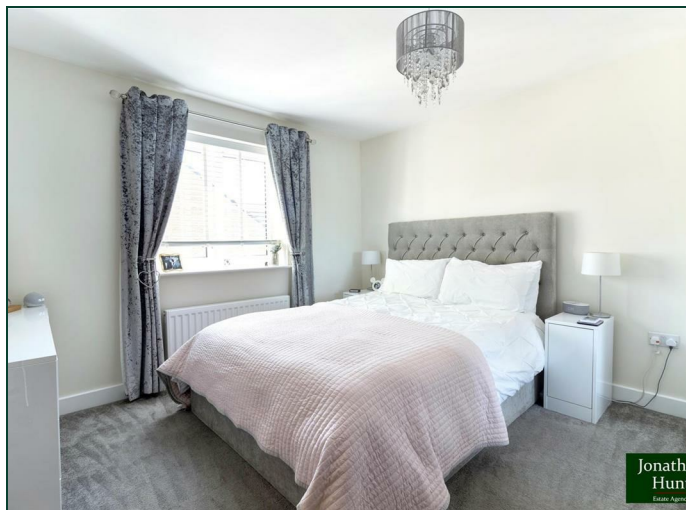
Jonathan

15 Brice Gardens, Buntingford, SG9 9GR

Price Guide £495,000

## 15 Brice Gardens, Buntingford, SG9 9GR

Situated in a quiet cul-de-sac within the highly sought-after "Village" development, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. Located just a short, level walk from the town centre and close to open countryside, the property features a bright bay-fronted lounge and a contemporary open-plan kitchen/diner perfect for everyday use and entertaining, complemented by a convenient ground-floor W/C. Upstairs, three well-proportioned bedrooms provide excellent flexibility, with the principal bedroom benefiting from a stylish en-suite, while a modern family bathroom serves the remaining rooms. Outside, the sunny rear garden offers a private and low-maintenance space for relaxing or hosting, and the property further benefits from off-street parking and a garage. This attractive three bedroom home combines a prime location with comfort, practicality, and strong kerb appeal, making it an excellent choice for buyers seeking a quality property close to amenities, schools, and transport links.



**ENTRANCE HALL**

**LOUNGE 19'1" x 10'9" (5.84 x 3.3)**

**KITCHEN/DINER 16'7" x 10'3" (5.07 x 3.14)**

**PRINCIPAL BEDROOM 11'9" x 10'11" (3.6 x 3.34)**

**EN-SUITE 8'4" x 5'1" (2.56 x 1.57)**

**BEDROOM TWO 9'8" x 9'5" (2.97 x 2.88)**

**BEDROOM THREE 10'3" x 6'7" (3.13 x 2.02)**

**BATHROOM 6'10" x 5'8" (2.1 x 1.74)**

**GARAGE 20'6" x 10'0" (6.25 x 3.05)**



**Jonathan  
Hunt**  
Estate Agency



**Jonathan  
Hunt**  
Estate Agency



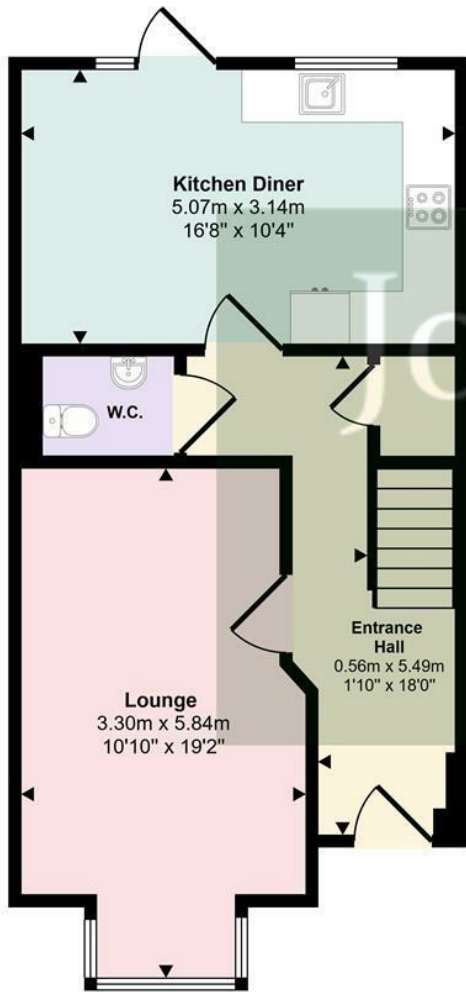
**Jonathan  
Hunt**  
Estate Agency



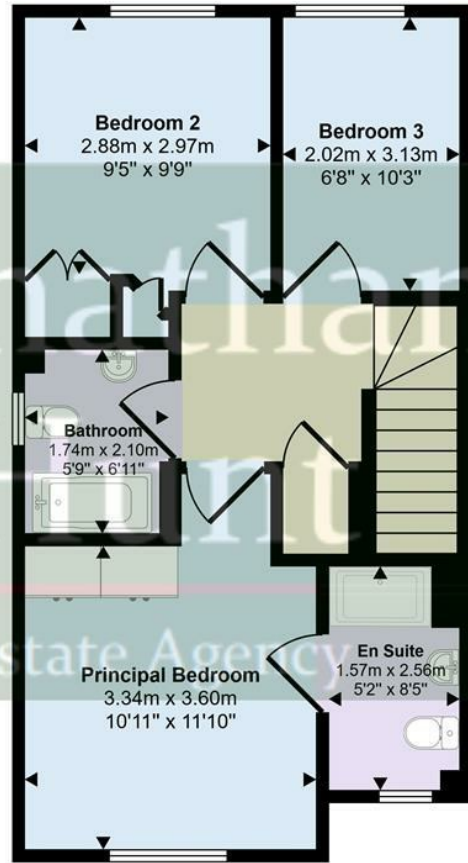
**Jonathan  
Hunt**  
Estate Agency



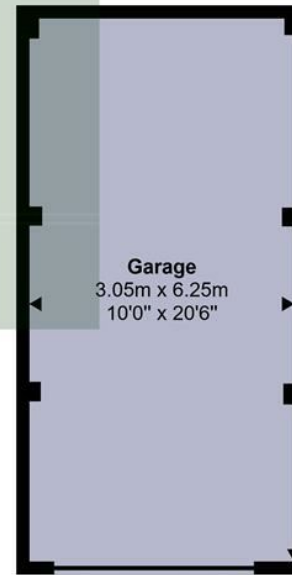
Approx Gross Internal Area  
115 sq m / 1233 sq ft



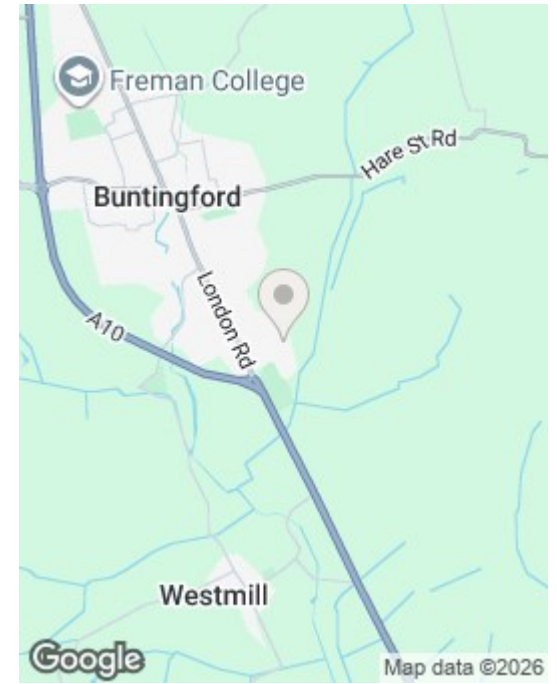
**Ground Floor**  
Approx 48 sq m / 517 sq ft



**First Floor**  
Approx 48 sq m / 511 sq ft



**Garage**  
Approx 19 sq m / 204 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.

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