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1 Hummerston Close, Buntingford, SG9 9SX

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Price £590,000

A beautifully presented four-bedroom semi-detached home in Hummerston Close, enjoying countryside views and approximately 1,583 sq ft of well-planned accommodation. The property features a bright dual-aspect reception room, modern integrated kitchen, principal bedroom with en-suite, family bathroom, additional cloakrooms, a secluded landscaped garden and detached garage.

- 4 double bedrooms
- Detached garage to the rear of the property
- High specification throughout
- Views overlooking the countryside
- Engineered wood flooring to ground floor
- Ensuite shower room to master bedroom
- Driveway for two vehicles at the rear
- Fitted kitchen appliances
- Landscaped garden
- Base ready for a summer house to the side of the property

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Ground Floor



Floor 1



Floor 2



Ground Floor

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, IW Estates 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

Canopy porch.

Entrance Hall

3'6" x 13'6"

Wood effect flooring. Storage cupboard. Turning stairs to first floor. Doors leading to:

Cloakroom

3'3" x 5'0"

Vanity wash hand basin. Low level flush w/c with hidden cistern.

Living Room

10'3" x 17'4"

Dual aspect with window to front aspect and sliding patio doors to garden.

Kitchen Dining Room

10'8" x 17'4"

Eye and base level units with fully integrated appliances and Silestone countertop over. Dual aspect with windows to front and rear aspect. Door leading to garden.

First Floor Landing

7'5" x 7'2"

Bedroom One

10'8" x 17'3"

Dual facing with windows to front and rear aspect. Fitted mirrored wardrobes. Door to:

Ensuite Shower Room

7'4" x 6'10"

Walk in double length shower with hand held and drench heads. Vanity unit wash hand basin and low level flush w/c with hidden cistern. Touch LED mirror. Obscure window to front aspect. Fully tiled.

Bedroom Two

9'11" x 9'8"

Window to front aspect.

Family Bathroom

6'8" x 7'4"

Comprising of panel bath with shower over and glazed screen. Low level flush w/c with hidden cistern. Vanity wash hand basin. LED touch mirror. Fully tiled,

Second Floor Landing

Large storage cupboard.

Bedroom Three

10'8" x 14'2"

Dual aspect windows to front and rear. Fitted wardrobes.

Bedroom Four

8'9" x 14'2"

Dual aspect windows to front and rear. Fitted wardrobes.

Cloakroom

4'11" x 4'11"

Low level flush w/c. Vanity wash hand basin. Mirror.

Outside

Front Garden

Mostly laid to lawn with path leading to the entrance. Path leading to side entrance.

Garden

Rear garden wraps around to the side of the property and is mostly west and south facing. A good size patio immediately from the house wrapping around to the side where there is a further gate. Raised lawn area and a path leading to the shed, garage and gate to the driveway. LED lighting with switch operation from inside the house, outside tap and power. The current owners have laid a base for a large summer house to be built to the side of the house - ready for waste, water and electricity. Shed.

Garage and Driveway

10'9" x 22'3" (garage)

Block paved driveway for two vehicles. Privacy door to the garage from the garden. Garage has power and boarded loft space with pull down ladder

Agents Notes

Service charge £190.18 every six months.

Boiler on second floor - serviced 2024















