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135 Monks Walk, Buntingford, SG9 9DS

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Price £445,000

- Three-bedroom semi-detached family home
- Well maintained throughout
- Excellent potential to modernise
- Integral garage
- Close to local schools
- Popular Monks Walk development
- Scope to extend (STPP)
- Generous rear garden
- Parking for up to three vehicles
- No onward chain

A well-maintained three-bedroom semi-detached home situated on the popular Monks Walk development in Buntingford, a friendly and established family estate where many residents remain for decades.

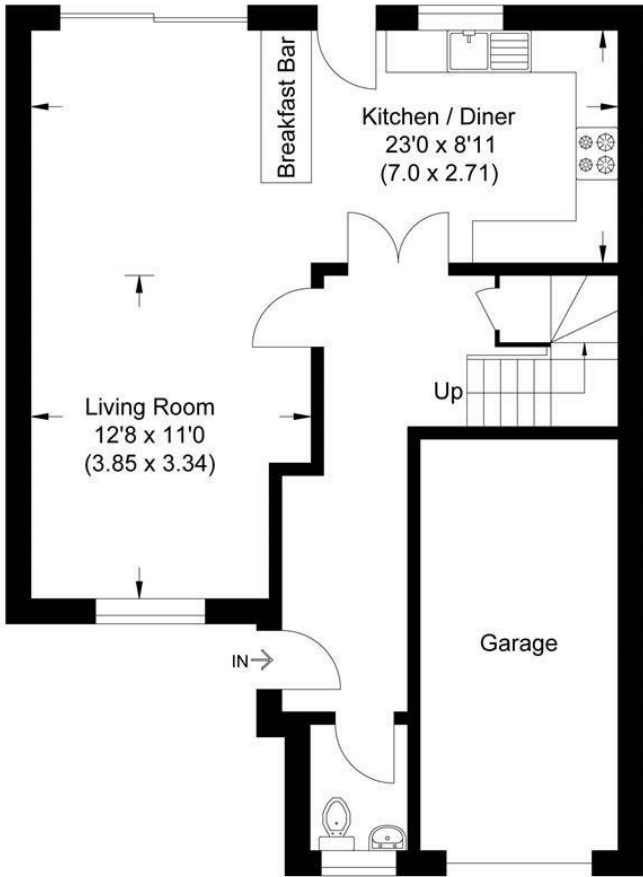
The property has been in the same ownership for over 40 years and has been carefully looked after throughout. While the kitchen and bathroom would benefit from some light updating, the house offers excellent potential for a buyer to modernise to their own taste.

Outside, the property enjoys a particularly generous rear garden with useful side access, together with a garage and driveway parking for up to three vehicles.

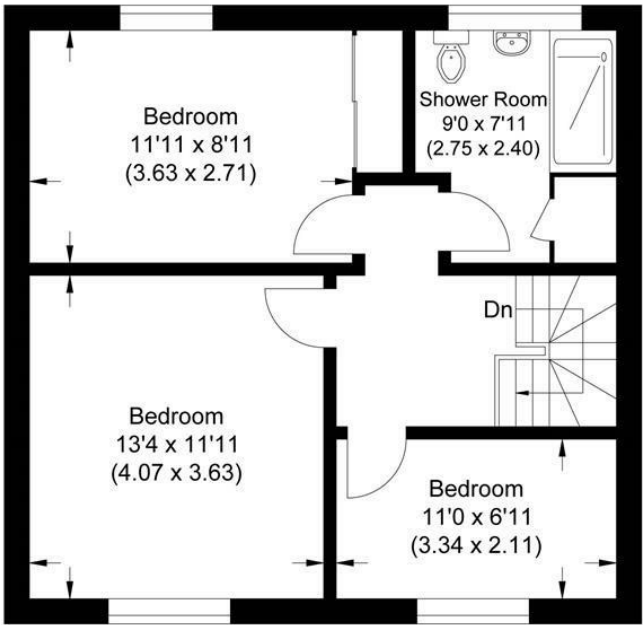
Ideally located close to Millfield primary school and within walking distance of Edwinstree Middle School and Freman College, the property is offered with vacant possession and no onward chain.

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Approximate Gross Internal Area
106.25 sq m / 1143.66 sq ft
(Includes Garage)



Ground Floor



First Floor

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. 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			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			(92 plus) A		
(81-91) B			(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance

Upvc door. Carriage lamp.

Entrance Hall

Radiator. Carpeted. turning stairs to first floor. Under stairs storage cupboard. Doors to:

W/C

Low level flush w/c. Wash hand basin. radiator. Obscure window to front aspect. Carpeted.

Kitchen

Fitted with a range of wall and base level units. Laminated countertops. One and a half bowl stainless steel sink and drainer. Tiled splash backs. Space and plumbing for washing machine. Freestanding fridge/freezer. Freestanding cooker with extractor hood over. Window to rear aspect. Upvc and glazed door to rear. Radiator. Houses boiler. Breakfast bar. Vinyl floor. Through to:

Dining

French doors with glazed side panels to rear garden. Radiator. Carpeted. Opens through to:

Lounge

Bay window to front aspect. Gas fire. Radiator. Carpeted. Door to hall.

First Floor**Landing**

Galleried landing. Access to loft. Carpeted. Wall shelving. Doors to:

Bedroom One

Window to front aspect. Radiator. Carpeted.

Bedroom Two

Window to rear aspect. Built in wardrobes. Radiator. Carpeted.

Bedroom Three

Window to front aspect. Radiator. Carpeted.

Shower Room

Spacious shower room comprising of a level access shower cubicle with electric shower, low level flush w/c and pedestal wash hand basin. Tiled walls, vinyl floor. Shelved airing cupboard housing hot water cylinder. Window to rear aspect. Radiator. Extractor fan.

Outside**Front**

Gated side access.

Parking

Block paved driveway for up to three vehicles.

Garage

Up and over door.

Rear**East Facing Garden**

Large patio to the property. Mostly laid to lawn. Outside tap. Side access to front.

Agents Note

- * Council tax band D
- * Free standing wardrobes in bedroom one can be purchased separately
- * Loft partially boarded. No ladder or light.
- * Boiler located in the kitchen. Age and last service - ask agent
- * The property is offered with vacant possession





