



## 3 Abrahams Drive, Buntingford, Herts SG9 9UP

Guide Price **£682,500 Freehold**

Oliver Minton are delighted to bring to market this spacious four bedroom detached home in the popular market town of Buntingford, built by 'Dandara' approximately six years ago. This 'Hampton' design offers over 1600 sq ft of accommodation. The property comprises: living room, study, kitchen/dining room, utility room, downstairs cloakroom, four bedrooms (two of which have en-suites) and family bathroom, and rear garden. Further features include uPVC double glazing throughout, driveway parking and detached garage. The property is a short walk from the High Street and local schools.

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver  
Minton**  
Village & Rural Homes

## Council Tax Band: E

**Entrance Hall** Spacious hallway with doors off to lounge, study, downstairs WC and kitchen/dining room. Stairs to first floor with understairs storage cupboard. Radiator.

## Living Room - 4.86m x 3.5m (15'11" x 11'5")

White panelled internal door with contemporary chrome door handle. Large uPVC double-glazed window to front and side with shutter blinds. 2 radiators.

## Kitchen/Dining Room - 8.1m x 3.15m (26'6" x 10'4")

White laminate worktops incorporating stainless steel 1 1/2 bowl sink with chrome tap. Stainless steel extractor hood, integrated double oven, ceramic hob with stainless steel splashback and integrated fridge freezer. uPVC double-glazed windows to rear. uPVC doors opening to rear garden. Door to:

**Utility Room** uPVC double-glazed door leading to side access and rear garden. Plumbing for washing machine. Wall-mounted 'Logic' gas fired boiler.

## Study/Office - 2.5m x 1.95m (8'2" x 6'4")

uPVC double glazed window to front with shutter blinds. Radiator.

## Spacious Cloakroom with Fitted Storage

White WC and pedestal hand basin with chrome mixer tap. Radiator. Fitted spacious storage cupboard.

## First Floor Landing

uPVC double-glazed window to front. Access hatch to partly boarded loft. Door to recessed airing cupboard housing hot water cylinder.

## Master Bedroom - 3.55m x 2.9m (11'7" x 9'6")

uPVC window to front. Radiator. Fitted wardrobes. Door to:

**En-suite** Shower cubicle with glazed door. White WC and pedestal hand basin. Chrome heated towel rail. Extractor fan. Inset ceiling lights. Frosted double-glazed window.

## Bedroom Two - 4m x 3.45m (13'1" x 11'3")

uPVC window to front. Radiator. Door to:

**Ensuite** Shower cubicle with glazed door. White WC and pedestal hand basin. Chrome heated towel rail. Extractor fan. Inset ceiling lights. Frosted double-glazed window.

## Bathroom - 2.2m x 1.91m (7'2" x 6'3")

White suite comprising bath with shower attachment and glazed shower screen, pedestal hand basin and WC. Tiled walls and floor. Extractor fan. Inset ceiling lights. uPVC double glazed frosted window.

## Bedroom Three - 3.2m x 2.9m (10'5" x 9'6")

uPVC double-glazed window to rear. Radiator.

## Bedroom Four - 2.9m x 2.55m (9'6" x 8'4")

uPVC double-glazed window to rear. Radiator.

## Outside



## Outside

### Rear Garden

Large laid to lawn area. Paved patio to front - and side, leading to garage. Small gravelled area behind garage at rear. Side accessway to front with gate.

### Driveway Parking

### Garage

6.25m x 3.17m (20'6" x 10'4")

Power and light connected. Double-glazed uPVC personal access door at rear of garden. Driveway parking for two cars.

### Agent's Notes

There is an annual maintenance charge towards the upkeep of the communal areas of the development of circa £180 per annum. All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>









Total area: approx. 152.5 sq. metres (1641.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Abrahams Drive**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing Arrangements

01920 822999

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<https://www.oliverminton.com/>

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616