

# 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



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4 Hayden Road, Buntingford, SG9 9UZ

Price Guide £479,995

## 4 Hayden Road, Buntingford, SG9 9UZ

A fantastic opportunity, this well-presented two-bedroom detached bungalow combines everyday practicality with modern comfort. The home is in excellent condition throughout and ready to move straight into, featuring a bright, welcoming lounge, a contemporary fitted kitchen, and a stylish shower room. Both bedrooms are generously sized, with the principal bedroom enjoying French doors that open directly onto the garden. Additional benefits include double glazing, gas central heating, and air conditioning in the lounge for year-round comfort. Outside, the West-facing rear garden is a real highlight. The plot is notably larger than average and has been thoughtfully landscaped to create an inviting, low-maintenance space—complete with a pergola and an electrically operated blind for shade on sunny afternoons. A garage and off-street parking add further convenience.

Situated within easy reach of Buntingford High Street, with its friendly independent shops and traditional market, this is a lovely home in a great location. Early viewing is strongly recommended.



**ENTRANCE HALL**

**LOUNGE 13'5" x 12'4" (4.11 x 3.76)**

**KITCHEN 12'3" x 7'4" (3.74 x 2.26)**

**PRINCIPAL BEDROOM 11'1" x 10'1" (3.40 x 3.09)**

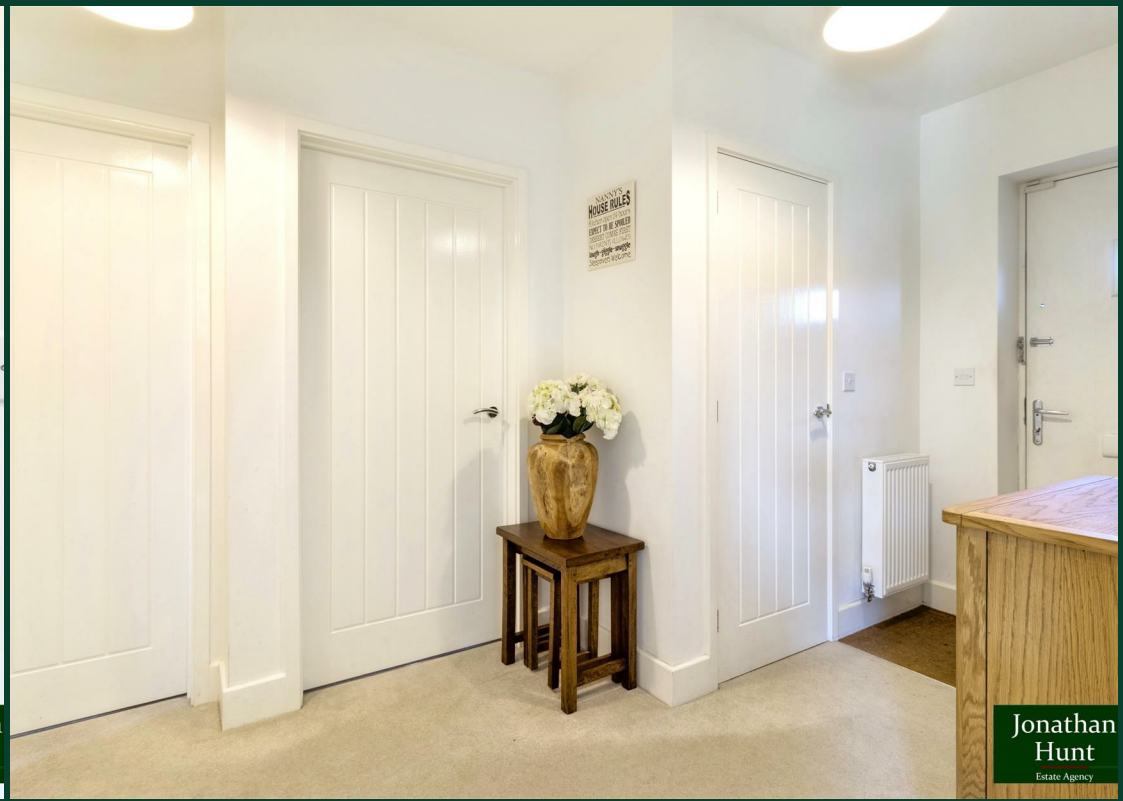
**BEDROOM TWO 10'5" x 9'4" (3.19 x 2.85)**

**SHOWER ROOM 6'7" x 6'9" (2.01 x 2.08)**

**GARAGE 18'6" x 10'3" (5.66 x 3.13)**



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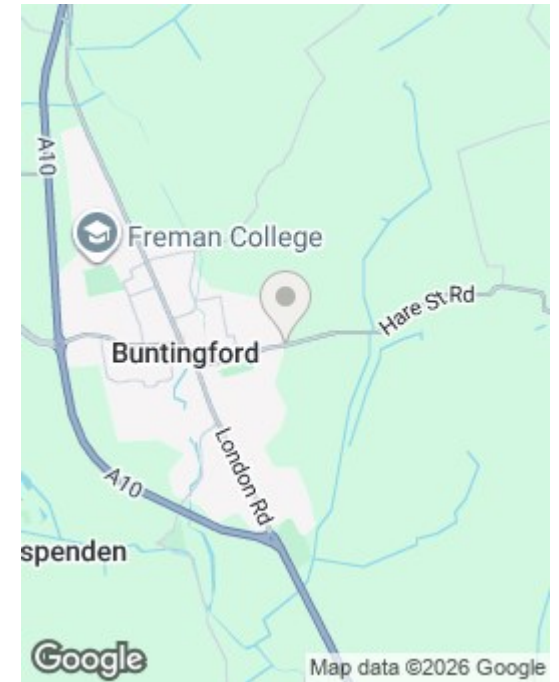


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Floorplan



Garage

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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	