



54 High Street
Buntingford | Hertfordshire | SG9 9AH

STEP INSIDE

54 High Street

Step through the front door of No. 54 and you'll quickly discover that this home offers far more than its modest exterior suggests. This Grade 2 listed property immediately impresses with strikingly high ceilings throughout the ground floor, creating a wonderful sense of space and light. Two generously sized reception rooms provide flexible living and entertaining areas, complemented by a traditional kitchen ideal for everyday family life. French doors open onto a long and spacious rear garden, thoughtfully arranged with seating areas, outbuildings and a garden shed — perfect for relaxing and entertaining. Upstairs, the property offers three bedrooms alongside a family bathroom. Rich in character, the home retains a wealth of period features, carefully preserved by the current owners while sympathetically updated to suit modern living. Ideally positioned on the High Street, the property enjoys easy access to local shops, schools and community amenities, all within comfortable walking distance.

Step Inside

Entering the property, you are welcomed into a generous hallway rich in period character, thoughtfully modernised to incorporate built-in storage and hanging space. Through double doors you find a work-from-home space, cleverly separated from the main living accommodation. This area offers both privacy and practicality while maximizing everyday functionality and could also work as a hobby room or playroom. There is a 16 port network enabling Wi-Fi throughout the house and garden. Heating for the house is controlled via a Nest thermostat and additional, ambient lighting in the lounge is also app controlled.

Double doors open into an impressive open-plan living space, where sightlines draw you through to the garden on one side, and light floods in through overhead double glazed Velux windows. To your right, a charming wood-burning stove forms a striking focal point at the heart of the home. This inviting room provides ample space for both dining and relaxed family seating, making it ideal for entertaining as well as day-to-day living. A downstairs cloakroom is conveniently positioned beside the enclosed stairwell complete with electric heated skirting boards on its own separate thermostat. The kitchen can be accessed from either side of the room, enhancing the natural flow of the layout. The kitchen itself is well appointed, featuring an island with seating, plentiful wall and base units perfectly suited to contemporary family life. The range of modern appliances includes an electric Rangemaster oven with gas hob, a Qettle instant boiling water tap and a water softener, with under worktop space for a washing machine and dishwasher.

To the front of the property lies a second reception room, currently home to a grand piano and an elegant fireplace. With its high ceilings and beautiful period detailing, this versatile space could equally serve as a formal dining room, additional sitting room, or even a ground-floor bedroom.

Upstairs, a spacious landing leads to the family bathroom, positioned at the top of the stairs. This generous bathroom benefits from both a separate bath and shower, double sinks and a dual-fuel heated towel rail. The whole house has an anti-scald system in place so ideal for families with young children. The first of the three bedrooms is a generous single room with lots of natural light and storage designed around the chimney breast. At the front of the house are two substantial double bedrooms, both enjoying high ceilings and large, original sash windows. The principal bedroom also features an original cast iron fireplace and dual aspect windows.









STEP OUTSIDE

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Accessed via patio doors from the rear of the house, the garden is a peaceful haven, bordered on the left with a characterful brick wall and opens onto a patio — a wonderfully sunny spot, perfect for morning coffee or relaxed outdoor dining. Just beyond the house sits a charming brick outbuilding, currently used for practical log storage, adding both character and useful functionality. The garden extends into a delightful walled setting, opening onto a generous lawn bordered by well-established planting and mature shrubs that provide colour and privacy throughout the seasons as well as a small pond. Towards the rear, a dedicated vegetable patch with glass greenhouse offers excellent potential for keen gardeners or those wishing to embrace homegrown produce, completing this appealing and versatile outdoor space.

Location

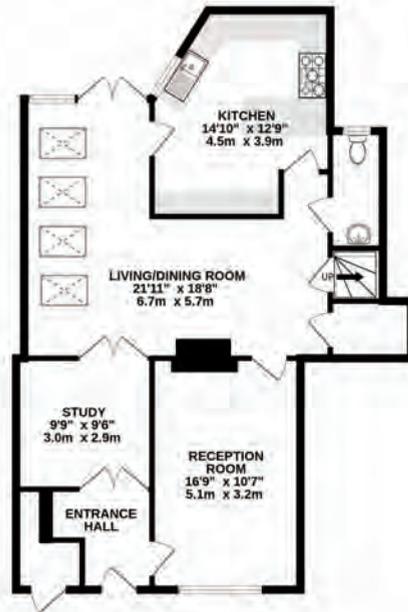
Just three minutes from the A10, Buntingford is well linked for reaching mainline stations; Royston is under 8 miles and both Ware and Stevenage are just an 11-mile drive, and further afield, Bishops Stortford is 13 miles. The A1 motorway is just 13 miles to the west and the M11 just 15 miles to the east.

Buntingford has a 3 tier school system with a choice of 3 primary schools, Edwinstree middle school and the excellent Freman College for GCSE & and A level students.

For independent schools, St Edmunds College is 5½ miles down the A10, Bishops Stortford College is 12 miles, Heath Mount 14 miles and Haileybury College 15 miles south.



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



OUTBUILDINGS
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA: 1684 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Tenure: Freehold
Council Tax Band: E
EPC Exempt

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