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



18 Miles Way, Buntingford, SG9 9GD

Price Guide £675,000

18 Miles Way, Buntingford, SG9 9GD

A spacious five-bedroom home overlooking the village green and lake, offering bright, modern living and room sizes that genuinely stand out. Set in a wonderfully traditional setting at the heart of the development, it's a home with far more space and flexibility than first impressions suggest.
The dual-aspect kitchen/family room is a proper everyday hub, with space for casual seating and dining, flooded with natural light and opening straight onto the garden. The dual-aspect lounge gives you another generous area to unwind, and an additional reception room provides ideal space for a playroom or study. Upstairs, the master bedroom has its own en-suite and dressing area, and is complemented by two further double bedrooms which in turn are serviced by a modern family bathroom. The second floor adds two lovely, light-filled double bedrooms with a separate shower room shared between them. A landscaped sunny east facing a garden, tandem parking and a single garage, it's a smart, comfortable home that offers serious value in a peaceful, traditional setting. Absolutely worth a viewing.







ENTRANCE HALL

STUDY 10'2" x 7'10" (3.1 x 2.41)

LOUNGE 14'11" x 11'8" (4.57 x 3.57)

KITCHEN/DINER/FAMILY ROOM 264'5" x 10'7" (80.6 x 3.24)

PRINCIPAL BEDROOM 18'10" x 11'1" (5.76 x 3.4)

DRESSING AREA

EN-SUITE

BEDROOM FOUR 11'6" x 9'7" (3.51 x 2.93)

BEDROOM FIVE 13'1" x 8'0" (4.01 x 2.45)

FAMILY BATHROOM

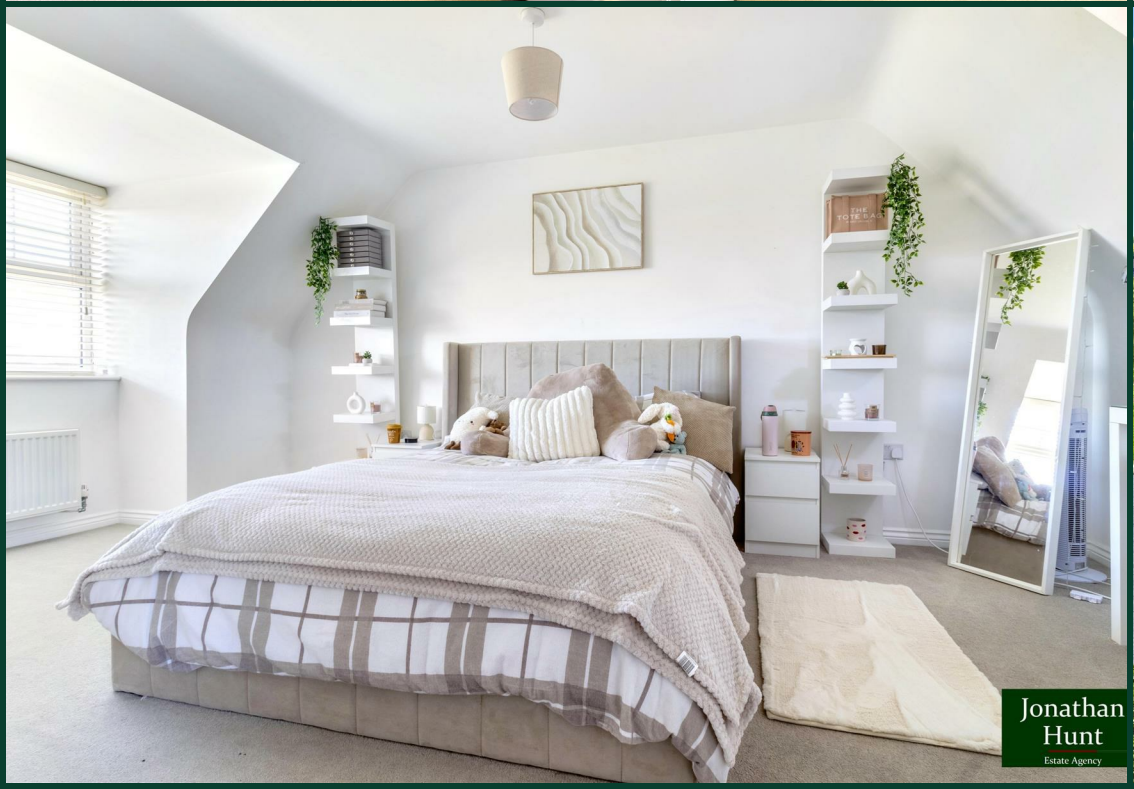
BEDROOM TWO 17'5" x 11'10" (5.33 x 3.61)

BEDROOM THREE 17'6" x 11'1" (5.34 x 3.4)

SHOWER ROOM


Jonathan
Hunt
Estate Agency


Jonathan
Hunt
Estate Agency

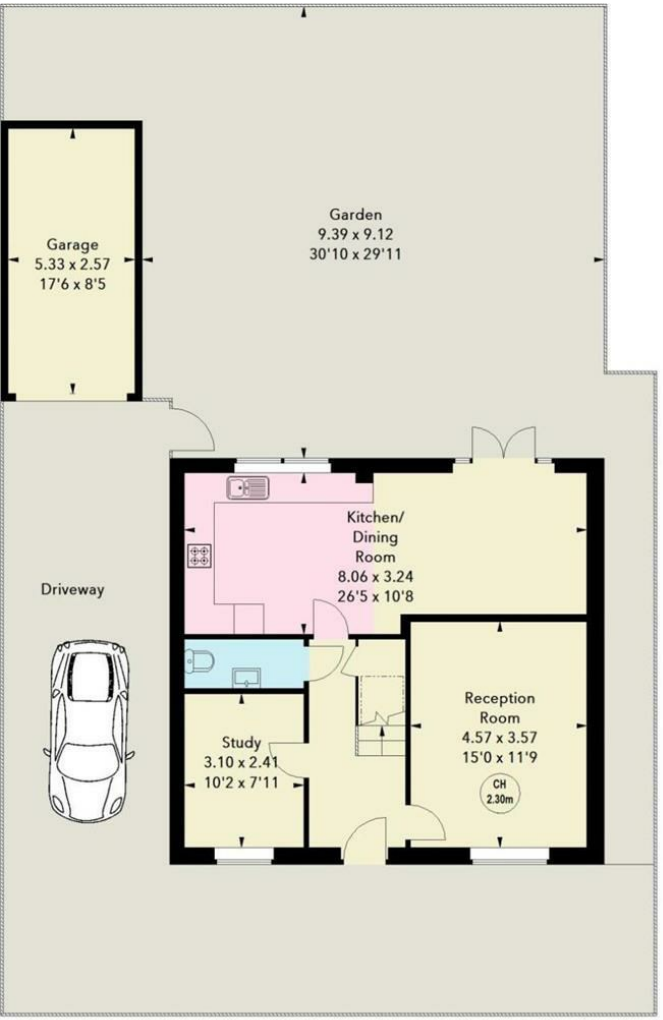

Jonathan
Hunt
Estate Agency


Jonathan
Hunt
Estate Agency


Jonathan
Hunt
Estate Agency

Miles Way, SG9

Approximate Area = 179.11 sq m / 1928 sq ft
(Including Garage)
Garage = 13.66 sq m / 147 sq ft



Ground Floor
Approx. 61.78 sq m / 665 sq ft

Key :
CH - Ceiling Height



First Floor
Approx. 61.96 sq m / 667 sq ft



Second Floor
Approx. 41.71 sq m / 449 sq ft

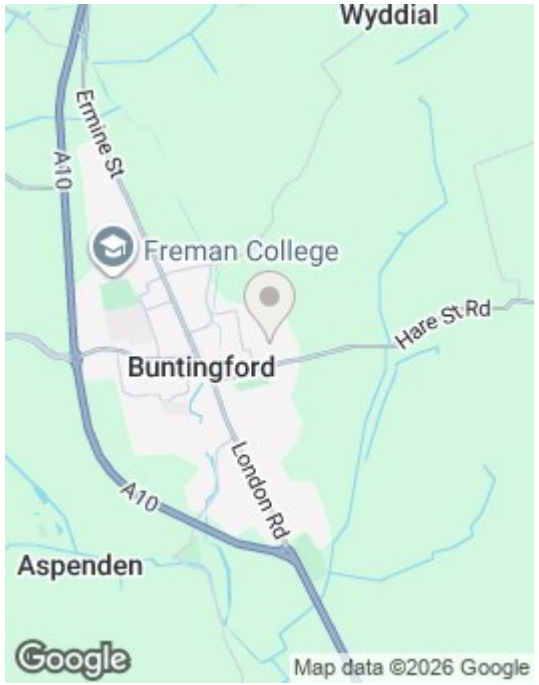


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

