

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



Jonathan

77 Downhall Ley, Buntingford, SG9 9JT

Asking Price £310,000

77 Downhall Ley, Buntingford, SG9 9JT

Set in a quiet position with a pleasant frontage, this two-bedroom end-of-terrace home offers a practical layout, private west-facing garden and the rare benefit of off-street covered parking with direct access to the rear. Updated and remodelled around seven years ago, the ground floor makes the most of the space available. A bright living area sits to the front, leading through to a well-planned kitchen that opens onto the garden, ideal for everyday living and easy summer evenings outdoors. Upstairs are two comfortable bedrooms and a modern family shower room.

Outside, the west-facing rear garden enjoys plenty of afternoon and evening sun, with gated access straight out to the car port/undercover parking, keeping things simple and secure.

The location is excellent, a short, level walk into Buntingford town centre, close to shops, cafés and transport links, making this a great option for first-time buyers, downsizers or anyone looking for a low-maintenance home in a well-connected spot.

Offered chain-free, this is a very nice example with scope to personalise over time, in a position that continues to be in strong demand.



ENTRANCE HALL

LOUNGE 13'3" x 9'1" (4.04 x 2.78)

LOUNGE pic 2

KITCHEN /DINER 12'5" x 9'1" (3.79 x 2.77)

KITCHEN /DINER pic 2

LANDING

PRINCIPAL BEDROOM 10'2" x 10'3" (3.12 x 3.14)

BEDROOM TWO 9'1" x 7'1" (2.78 x 2.18)

SHOWER ROOM

GARDEN

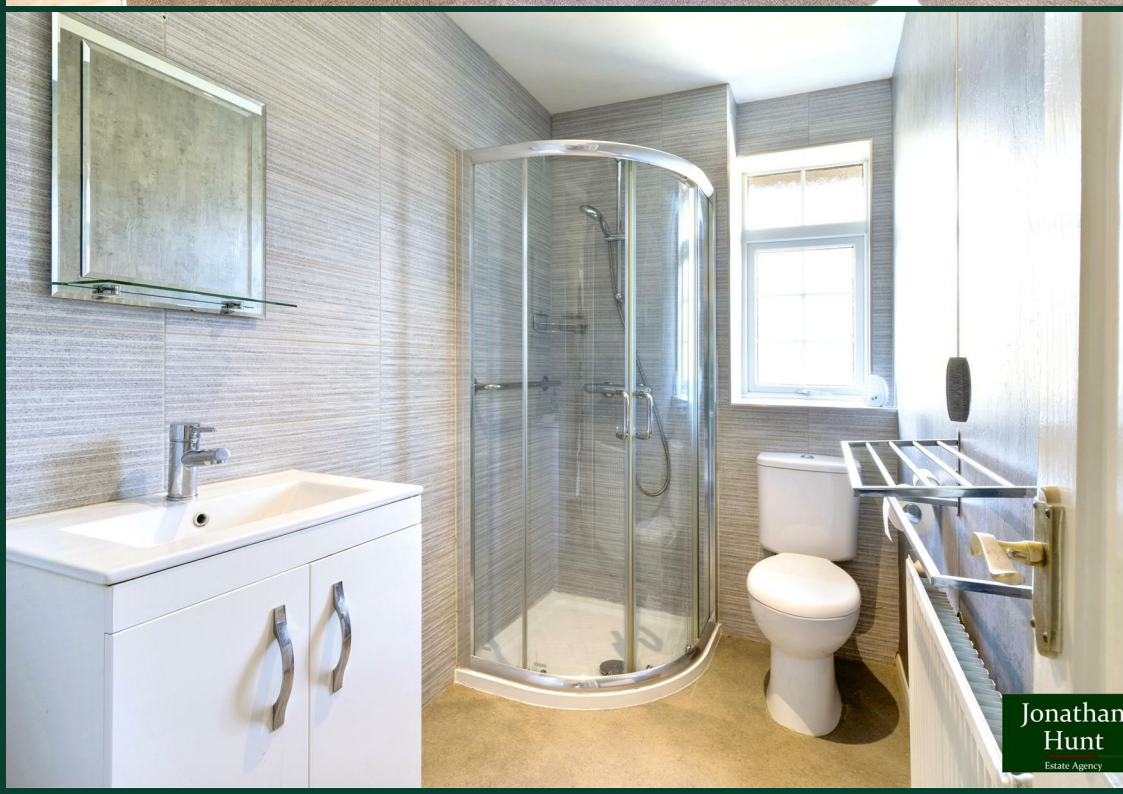
CARPORT



Jonathan
Hunt
Estate Agency



Jonathan
Hunt
Estate Agency

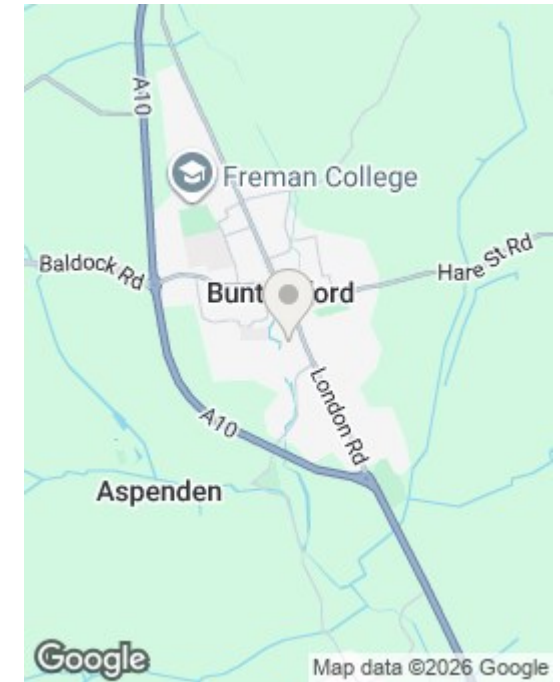
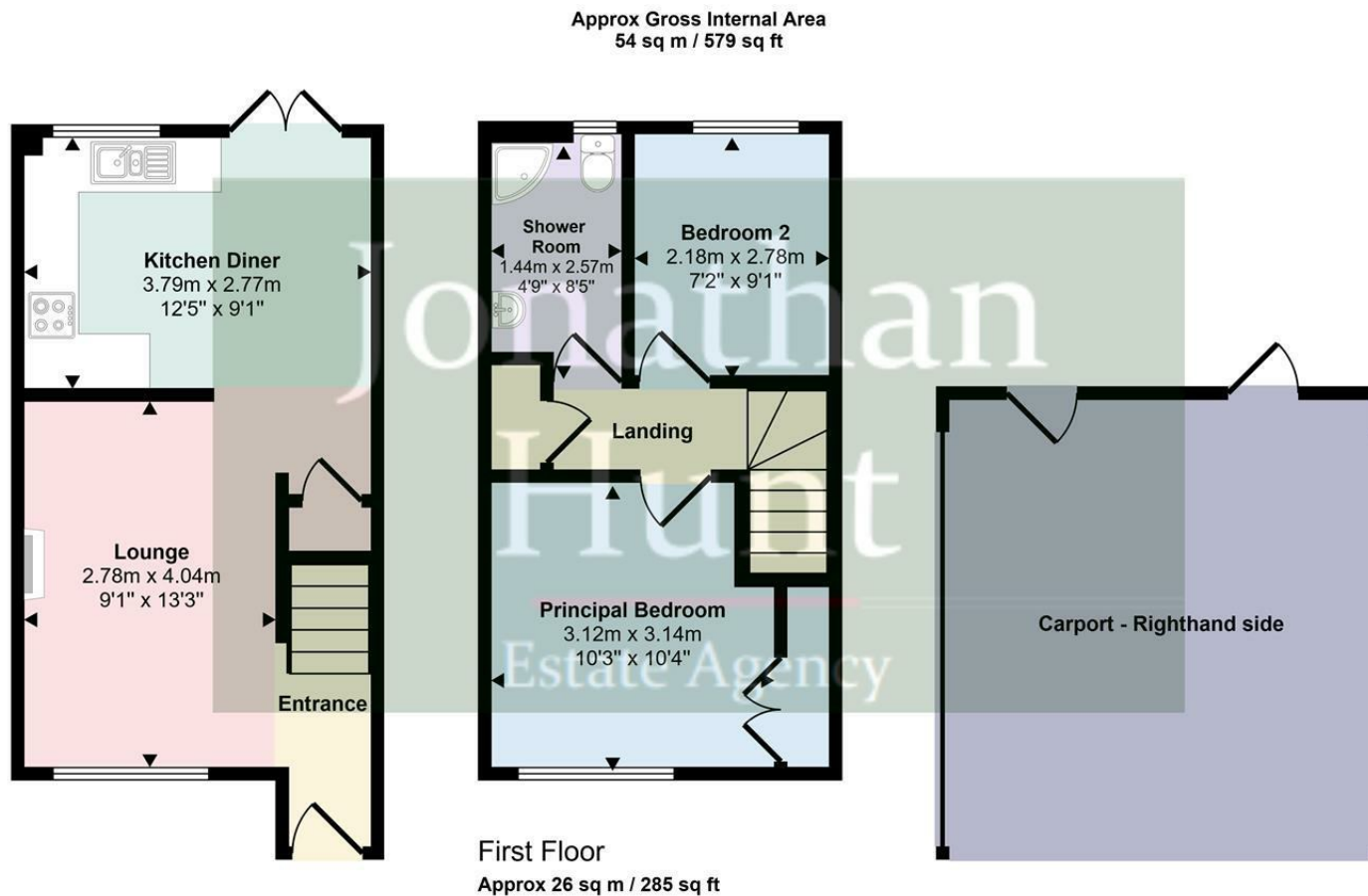


Jonathan
Hunt
Estate Agency



Jonathan
Hunt
Estate Agency





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 ₂) Rating	
	Potential		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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC