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10, Parkside, Royston Road, BUNTINGFORD, Hertfordshire, SG9 9RT

# 10 Parkside, Royston Road, Buntingford, Herts

Price Guide £800,000

- Detached bungalow built in 1930 with many original period features
- Set on a generous quarter-acre plot
- Large kitchen/dining room complemented by a separate utility room
- Downstairs shower room
- Extensive carriage driveway providing parking for up to five vehicles plus a powered garage
- Located on the peaceful north side of Buntingford in a quiet, sought-after setting
- Spacious dual-aspect sitting room with French doors opening onto a west-facing garden
- Two well-proportioned bedrooms located on the ground floor
- First floor offering a further bedroom, family bathroom, and two versatile rooms ideal as studies or guest rooms
- Stunning 100ft secluded rear garden featuring two timber sheds and a fully powered cabin

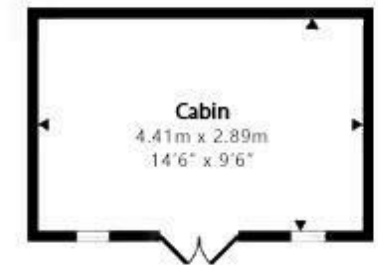
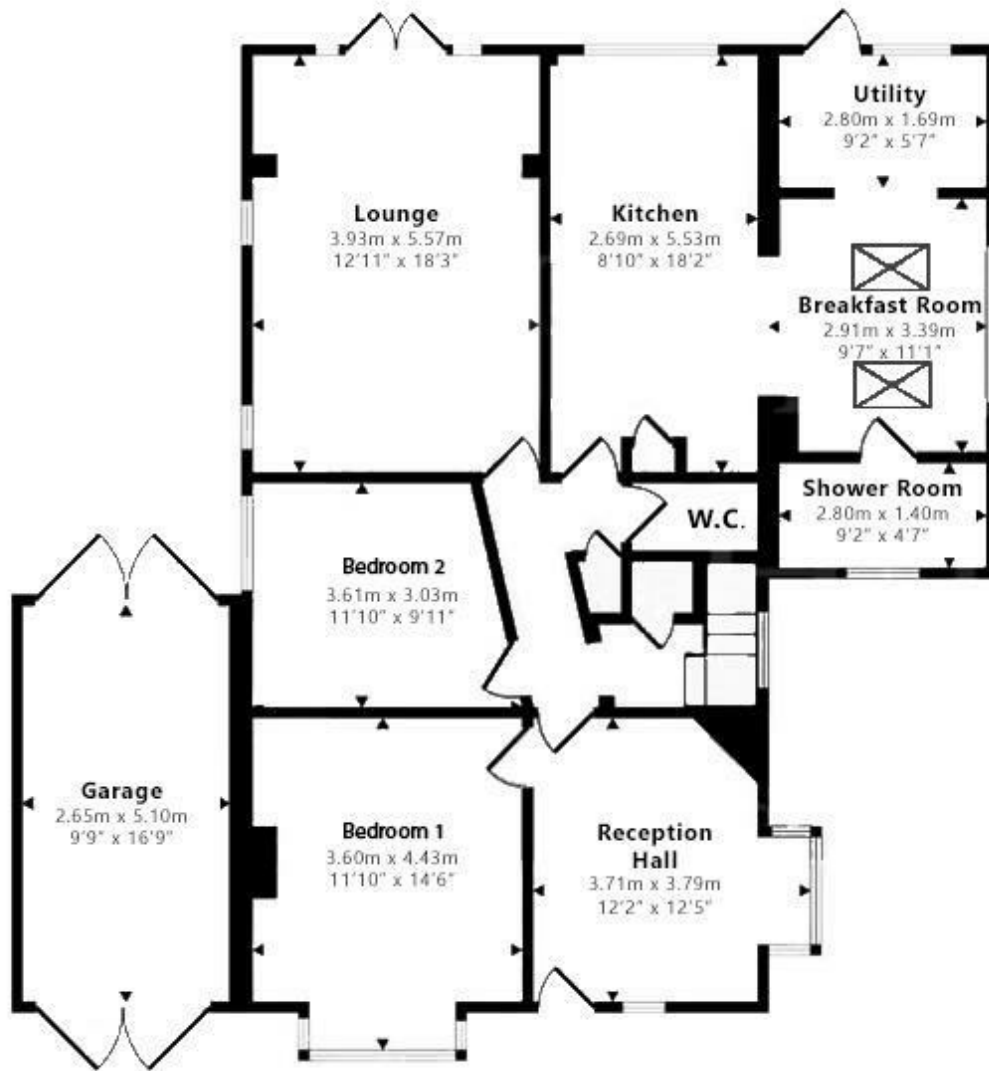
Set on the peaceful northern side of Buntingford, this beautifully maintained detached bungalow, originally built in 1930, sits on an impressive quarter-acre plot and retains a wealth of charming period features, including original fireplaces, doors, and deep skirting boards.

The property welcomes you with a bright and inviting entrance hall, leading to two well-proportioned ground floor bedrooms. A standout feature is the spacious dual-aspect sitting room, filled with natural light and complete with French doors opening onto a stunning west-facing garden. The generous kitchen/dining room provides an ideal space for both everyday living and entertaining, further complemented by a separate utility area and a convenient downstairs shower room.

Upstairs, a large landing leads to an additional bedroom, a family bathroom, and two versatile rooms that could serve as studies, hobby spaces, or guest accommodation.

Externally, the home continues to impress with a carriage driveway offering parking for up to five vehicles, alongside a powered garage with rear access. The beautifully secluded garden extends to approximately 100ft in length and features two timber sheds and a fully powered cabin, perfect for a variety of uses.

This immaculate home combines character, space, and flexibility in a truly tranquil setting.



**Total Internal Area**  
198sqm/2134sqft

### Entrance

Canopy entrance porch with a carriage lamp and an original 1930's front door.

### Reception Hall

Window to front aspect and box bay window to side aspect. Radiator. Original 1930s fireplace with an electric fire insert.

### Bedroom One

Box bay window to front aspect. Radiator. Original 1930s fireplace (requires re-commissioning before use).

Bedroom One is currently utilised by the vendors as a dining room. The accompanying image is an artist's impression, enhanced using AI, to illustrate the room's potential as a bedroom.

### Inner Lobby

Turning stairs to first floor with window to side aspect. Understairs storage cupboard. Radiator. Further storage cupboard.

### Bedroom Two

Window to side aspect. Radiator.

### W/C

Pedestal wash hand basin. Low level flush WC. Fully tiled. Radiator. Extractor fan. Light tunnel.

### Sitting Room

Dual aspect with a window to the side and French doors opening onto the garden. Two radiators.

### Kitchen / Dining Room

Kitchen: Fitted with Magnet wall and base units with granite worktops over. Tiled splashbacks. Inset one and a half bowl ceramic sink with chrome mixer tap over. Space for electric cooker with extractor over. Space for washing machine, dishwasher and fridge/freezer. Built-in storage cupboards. Oil-fuelled

boiler. LVT flooring. Window to garden aspect. Radiator.

Dining: Window to side aspect. Storage cupboard. LVT flooring. Radiator. Two Velux windows. Opens through to:

### Utility

Fitted with wall and base units with laminate worktops over. Stainless steel sink and drainer. Space for tumble dryer. uPVC door to garden. Window to rear aspect.

### Shower Room

Walk-in double-length shower with power shower. Vanity wash hand basin. Low level flush WC. Chrome ladder-style radiator. Obscure window to front aspect. Fully tiled. Extractor fan. Loft access housing water tank for the shower.

### First Floor

### Landing

Radiator. Two Velux windows. Inset ceiling lights. Airing cupboard.

### Bedroom Three

Wall to wall built in wardrobes. Radiator. Vanity wash hand basin with tiled surround. Dual aspect windows to side and rear.

### Bathroom

Comprising of panel bath with shower over. Low level flush w/c, Pedestal wash hand basin. Chrome ladder style radiator. Stone floor. Velux window.

### Study

Velux window. Radiator. Inset ceiling light.

### Guest Room

Dual aspect window to side and front aspect. Built in wardrobes. Inset ceiling lights.

### Outside

### Front

Mature shrubs. Side access. Access to the garage.

### Driveway

Carriage gravel driveway providing space for up to five cars. Access to garage and side.

### Garage

### West Facing Rear Garden

Mostly laid to lawn framed by mature hedges. Powered and alarmed cabin. Two timber sheds. Rear access to the garage.

### Agents Note

Alarm system

Oil boiler located in the kitchen - last serviced April 2025.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</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	