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3, Abrahams Drive, Buntingford, Herts, SG9 9UP

£650,000

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Offers In Excess Of £650,000

A beautifully presented and exceptionally spacious four-bedroom, three-bathroom Hampton-style home, built by Dandara and positioned within the attractive Keepers Chase development in Buntingford.

Extending to approximately 1,641 sq ft, the property offers generous and well-planned accommodation including a large sitting room, an impressive kitchen/dining room, separate utility room and a dedicated home office. There is also excellent storage throughout, making the home particularly practical for modern family living.

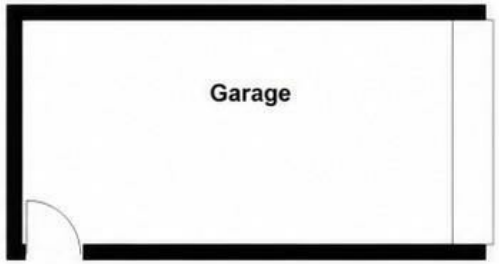
Outside, the property benefits from a lovely walled, low-maintenance garden, together with a garage and driveway parking. The home enjoys a private position and is not overlooked, while the wider development is spacious, well designed and particularly attractive.

- Spacious four-bedroom home
- Approximately 1,641 sq ft
- Generous kitchen/dining room
- Walled low-maintenance garden
- Alarm system
- Three modern bathrooms
- Large sitting room
- Separate utility and office
- Amitco flooring throughout the ground floor
- Garage and driveway parking

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Garage

Approx. 19.7 sq. metres (212.4 sq. feet)



Ground Floor

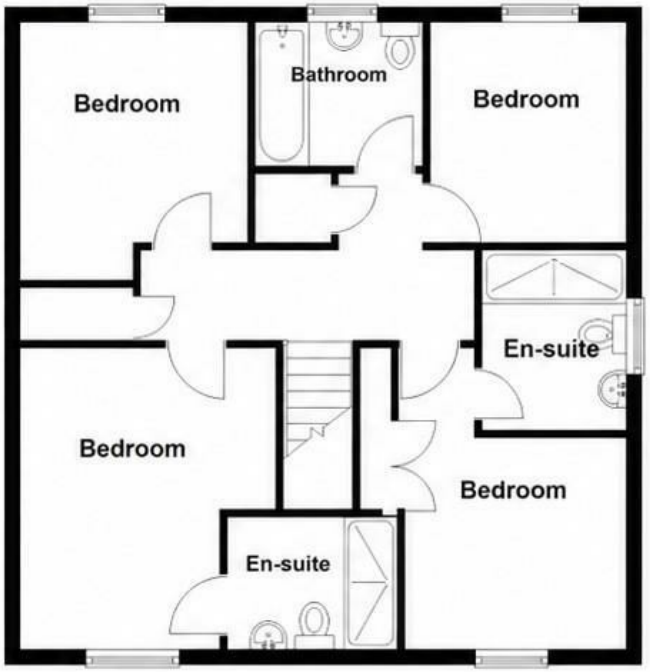
Approx. 66.3 sq. metres (714.2 sq. feet)





First Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Total area: approx. 152.5 sq. metres (1641.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Abrahams Drive

Entrance
Canopy porch. Security lamp. Timber and glazed entrance door.

Entrance Hall
Understairs storage cupboard. Radiator. Stairs to first floor. Doors to:

Living Room
Box bay window to the side aspect. Window with shutters to the front aspect. Two radiators.

Study
Window with shutters to front aspect. Radiator.

W/C
Bespoke floor to ceiling built-in cloak cupboards. Low level w/c. Pedestal wash hand basin. Radiator. Extractor fan.

Kitchen / Diner
Fitted with a range of wall and base level units in gloss grey with complementary laminate work tops over. Built in double oven. Integrated induction hob with stainless steel splash back and extractor hood above. Integrated dishwasher, fridge/freezer and bin store. Stainless steel one and a half bowl sink and drainer with mixer tap. Two radiators. Inset ceiling lights. Two windows to rear aspect. French doors leading on to the patio.

Utility
Fitted with wall and base units with laminate countertop over. Space and plumbing for washing machine. Space for tumble dryer. Houses boiler and consumer unit. Partially glazed door to side aspect. Extractor fan. Radiator.

First Floor

Landing
Radiator. Shelved storage cupboard with hanging rail. Shelved airing cupboard housing hot water cylinder. Doors to:

Bedroom One
Window with shutters to the front aspect. Built in mirrored wardrobe. Radiator.

Ensuite
Double length walk in shower cubicle with tiled surround. Low level flush w/c. Wash hand basin. Chrome ladder style radiator. Tiled floor. Obscure window to side aspect. Inset ceiling lights. Extractor fan.

Bedroom Two
Window to front aspect with shutters. Radiator.

Ensuite
Double length walk in shower cubicle with tiled surround. Low level flush w/c. Wash hand basin. Chrome ladder style radiator. Tiled floor. Obscure window to front aspect. Inset ceiling lights. Extractor fan.

Bedroom Three
Window to rear with shutters. Radiator.

Bedroom Four
Window to rear with shutters. Radiator.

Bathroom
Comprising of panel bath with shower over and glazed shower screen. Tiled surround. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Tiled floor. Extractor fan. Inset ceiling lights.

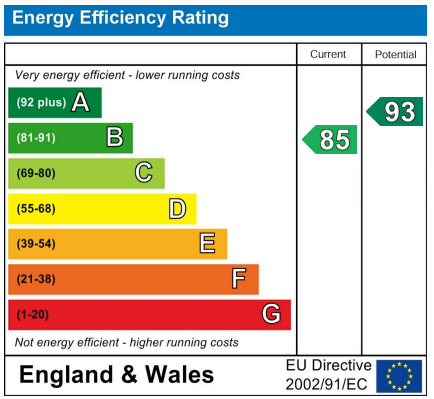
Outside

Front
Slate chippings and shrubs in the borders. Gated access to side.

Rear Garden
Large patio to the house with a path leading to the decking and garage. Lawn area. Storage area behind the garage. Gated side access to front.

Garage & Driveway
Block paved driveway for two vehicles. Large single garage with power and light. Privacy door to the garden.

Agents Note
Freehold
Boiler last serviced 2025 - located in the utility room.
Loft accessed via landing. Partially boarded, with ladder and light.
Annual service charge circa £230 p.a.
Council Tax Band: F



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our network of IWestates estate agents.








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