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20 Meadow View, Buntingford, SG9 9SQ

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Asking Price £540,000

Detached home, peacefully positioned within a quiet cul-de-sac on one of Buntingford's most sought-after developments. This beautifully presented property offers an excellent balance of style and comfort throughout.

The accommodation includes a well-appointed sitting room, a generous study ideal for home working, and a superb open-plan kitchen/dining/family room forming the heart of the home.

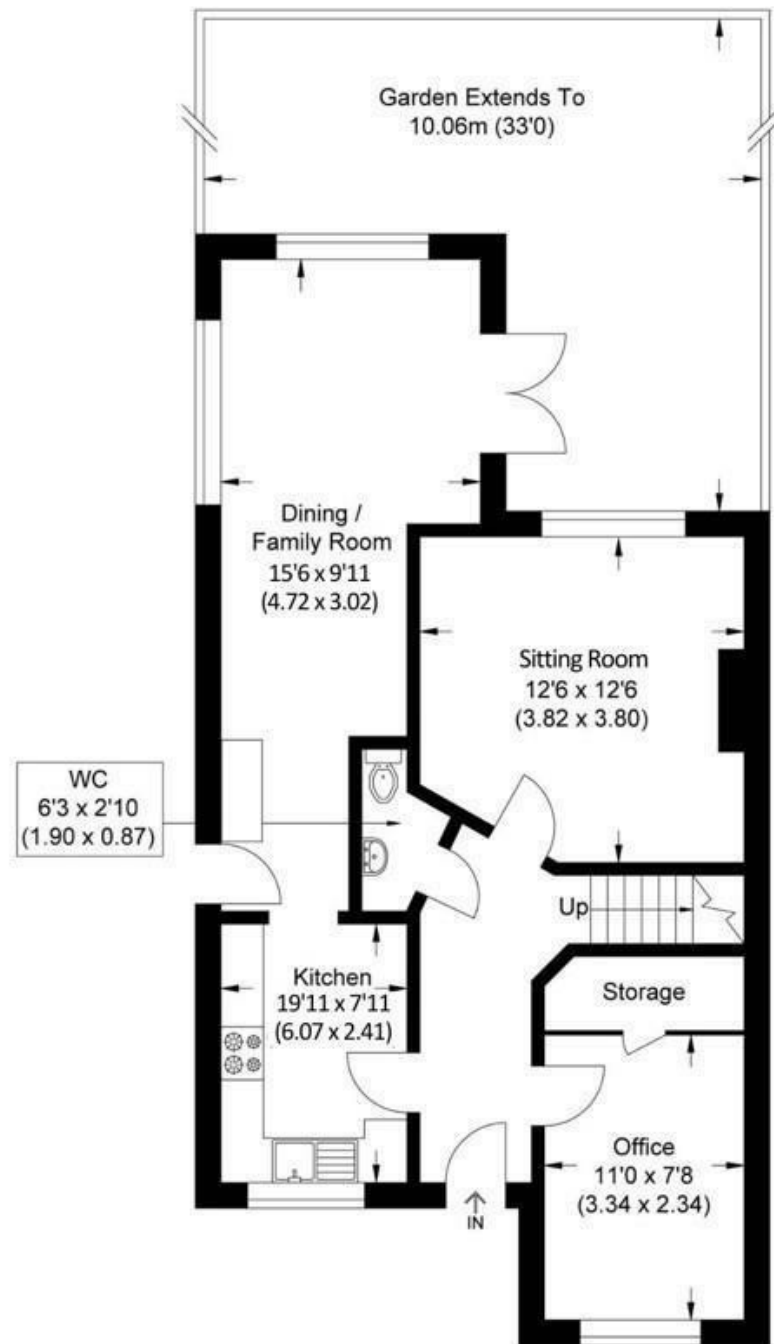
Upstairs, there are three spacious double bedrooms, complemented by a modern family bathroom and a stylish en-suite to the master bedroom. The property features a hybrid heating system with an air source heat pump for efficiency and convenience. Externally, the property benefits from a driveway providing parking for two vehicles & EV-charging.

A superb family home offering well-planned living space in a highly desirable location.

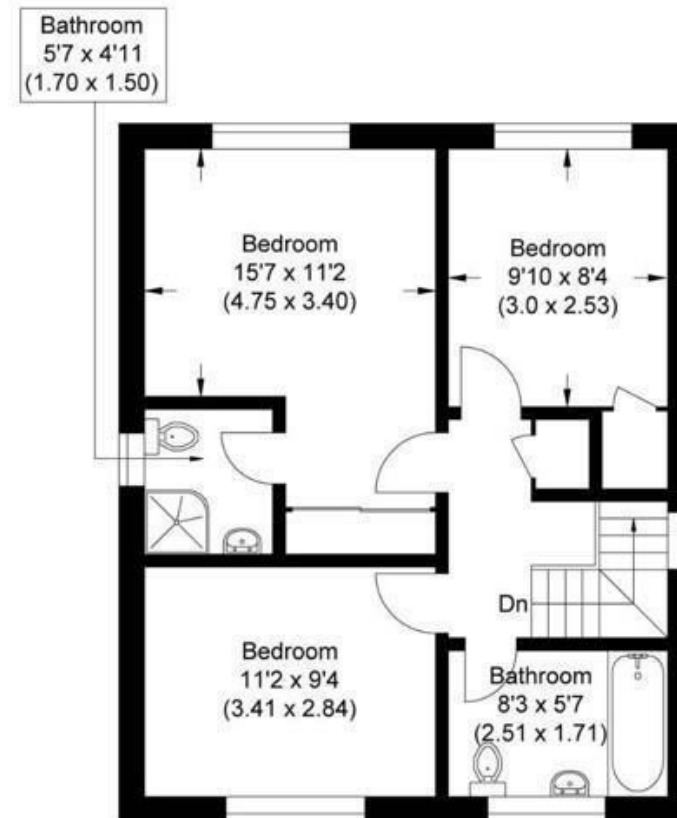
- Extended detached home in a quiet cul-de-sac
- Located on a sought-after Buntingford development
- Stylish and well-presented throughout
- Spacious sitting room
- Generous study ideal for home working
- Impressive open-plan kitchen/dining/family room
- Three well-proportioned double bedrooms
- Modern family bathroom plus en-suite to master
- Driveway providing parking for two vehicles & an E.V. point
- Walking distance to town centre and schools

iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Approximate Gross Internal Area
106.58 sq m / 1147.21 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Timber effect and glazed front door.

Hallway

Radiator. Slate-effect flooring. Turning stairs to first floor. Doors to:

Open Plan Kitchen through to Dining / Family Room

Kitchen

19'11" x 7'11"
Range of eye and base level units with Maia work surfaces. Stainless steel 1½ bowl sink and drainer. Coloured glass and tiled splashbacks. Double oven with four-ring gas hob and extractor over. Space for fridge/freezer, dishwasher and washing machine. Window with shutters to front aspect. Door to side alley. Radiator. Opening through to dining and family room.

Dining / Family Room

15'6" x 9'11"
Triple aspect with shutters to windows and French doors opening out to the garden. Wooden-effect flooring. Radiator.

Office

10'11" x 7'8"
Timber flooring. Window to front with shutters. Radiator. Loft access. Large walk-in cupboard with shelving housing internal condensing boiler.

Cloakroom

Vanity wash hand basin. Low-level flush W.C. Chrome ladder-style radiator. Slate-effect flooring. Extractor fan.

Sitting Room

12'6" x 12'6"
Feature fireplace. Window to garden aspect. Radiator.

First Floor

Galleried Landing

Window to side aspect. Airing cupboard with shelving. Access to boarded loft via pull-down ladder.

Bedroom One

15'7" x 11'2"
Built-in double wardrobe. Window to rear aspect. Radiator.

En-Suite

5'7" x 4'11"
Modern refitted en-suite comprising a large shower cubicle with handheld and drench head shower. Pedestal wash hand basin and low-level flush W.C. Obscure window to side aspect. Mirrored LED-lit wall cabinet. Fully tiled walls. Chrome ladder-style radiator.

Bedroom Two

11'2" x 9'4"
Window to front aspect. Radiator.

Bedroom Three

9'10" x 8'4"
Window to rear aspect. Radiator. Built in cupboard.

Bathroom

8'3" x 5'7"
Refitted modern bathroom suite comprising a P-shaped bath with handheld and drench head shower over, and glass shower screen. Vanity unit with inset wash hand basin. Low-level W.C. with concealed cistern. Chrome ladder-style radiator. Tiled flooring and partially tiled walls. Obscure window to front aspect. Extractor fan.

Outside

Front

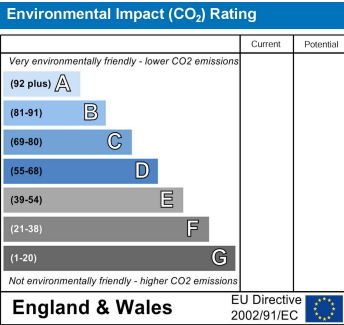
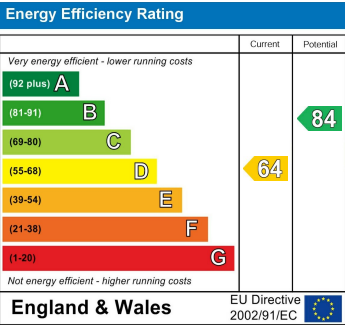
Double driveway with path leading to canopy porch. Mature shrubs and slate chippings. Side access. EV charging point.

Rear Garden

Side access. Patio area with lighting. Raised lawn with mature planted beds. Timber shed to rear and additional side shed running the length of the house, both with power and lighting.

Agents Note

Loft is boarded and has a pull down ladder. No maintenance charge for this development. Council tax band E.



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, Hunters 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 national network of I W Estates estate agents.





