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25, Seymour Road, Buntingford, SG9 9SW

£650,000

# 25, Seymour Road, Buntingford, SG9 9SW

## Asking Price £650,000

Set on the edge of the development with no passing traffic, this high-quality detached bungalow was built in 2019 and offers approximately 1,668 sq. ft. of flexible accommodation, ideally suited to downsizers or buyers looking to future-proof their next move. Recently redecorated with new carpets throughout, the property is ready to move straight into.

The ground floor provides well-planned living with bedrooms and a shower room, together with a well-equipped kitchen and a light-filled lounge opening directly onto the rear garden. Upstairs, a further bedroom and bathroom provide useful additional accommodation for guests, family or hobbies.

Outside, the property benefits from a generous west-facing rear garden measuring approximately 70ft, along with parking for two vehicles directly outside the bungalow.

The location is equally appealing, offering level walking access to Buntingford High Street and local amenities. Buntingford is a popular market town and the smallest town in Hertfordshire, combining a strong sense of community with excellent everyday convenience.

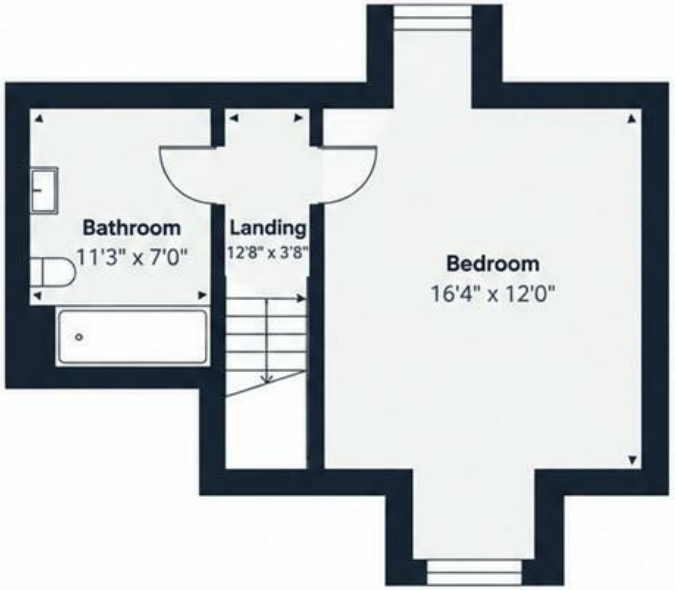
The development is subject to an age restriction requiring the primary resident to be aged 55 or over, making this an excellent option for those seeking a spacious, low-maintenance home with flexible accommodation in a convenient and well-connected setting.

- High-quality detached bungalow built in 2019
- Recently redecorated with new carpets throughout
- Additional first-floor bedroom and bathroom
- Approx. 70ft west-facing rear garden
- Edge-of-development position with no passing traffic
- Approximately 1,668 sq. ft. of flexible accommodation
- Bedrooms and shower room on the ground floor
- Well-equipped kitchen and light-filled lounge
- Parking for two vehicles directly outside
- Level walk to Buntingford High Street; primary resident must be aged 55 or over

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




Floor 0




Floor 1

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**Front External**
Front garden predominantly laid to lawn and framed by mature shrubs, with a pathway leading to the entrance and gated side access.

**Entrance**
Canopy porch with security lighting.

**Entrance Hall**
Timber front door with obscure glazing. Window to the front aspect, radiator and stairs rising to the first floor with under-stairs storage cupboard. Access to the loft.

Large shelved cloak cupboard with power, tiled flooring and housing the consumer unit. Utility cupboard with plumbing for a washing machine, shelving, tiled flooring and housing the boiler.

**Kitchen / Diner**
Fitted with a range of wall and base level units with laminate worktops. Stainless steel sink and drainer with mixer tap. Built-in oven, microwave and four-ring electric hob with splashback and extractor hood over. Integrated fridge/freezer and slimline dishwasher. Window to the front aspect, external door to the side with inset coir matting, tiled flooring and inset ceiling lights.

**Lounge**
Two windows to the side aspect and a further window overlooking the rear. French doors opening onto the garden patio. Radiator.

**Shower Room**
Double-length walk-in shower with handheld and drench-head attachments. Vanity unit incorporating a low-level flush WC and wash hand basin. LED-lit mirror, chrome ladder-style radiator, extractor fan and inset ceiling lights. Obscure window to the side aspect, tiled flooring and partially tiled walls. Underfloor heating.

**Bedroom Two**
Built-in mirrored wardrobes. Obscure window to the side aspect and further window overlooking the rear.

**Bedroom Three / Dining Room**
Window to front aspect. Radiator.

**First Floor**

**Bedroom One**
Fitted wardrobes. Windows to front and rear aspect. Two radiators.

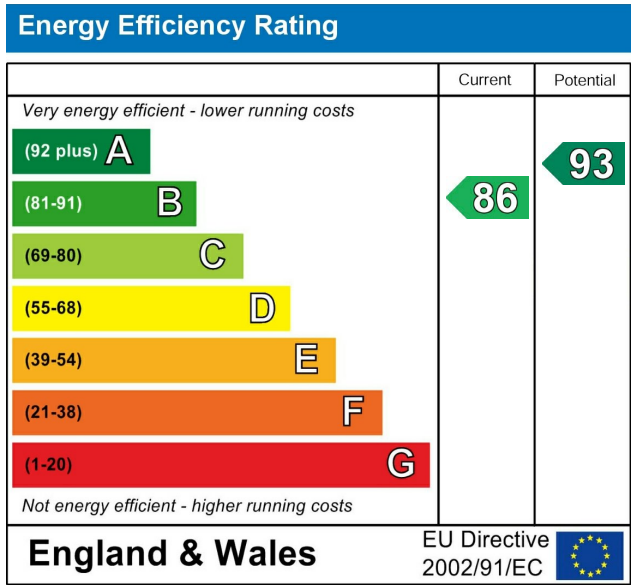
**Bathroom**
Vanity unit incorporating a low-level flush WC and wash hand basin. Mirrored LED-lit cabinet. Panelled bath with shower over, including drench-head and handheld attachments, with glazed shower screen. Tiled flooring, partially tiled walls, chrome ladder-style radiator, inset ceiling lights and extractor fan. Underfloor heating.

**Outside**

**West Facing Garden**
70 x 52
Potting shed and timber shed.
Approximately 70ft deep by 52ft wide, with a large patio area benefiting from a water tap. Paved access leads to the side gate, while the main garden is laid to lawn and framed by mature shrubs. Further features include a potting shed and timber garden shed.

**Parking**
Two allocated parking spaces to the front of the property.

**Agents Note**
Council Tax E
Probate submitted September 2025
Service charge approximately £65 p.m.
2 years remaining on the NHBC
Principle resident is required to be over 55 years old
Loft partially boarded




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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