



iwstates.com

10 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

10 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

Price £450,000

- Beautifully presented three double-bedroom home
- Stylish media wall, new kitchen, and modern bathroom
- Generous lounge/dining room opening into a bright conservatory
- Principal bedroom with dressing room and en-suite shower room
- East-facing rear garden with additional garden space offering potential
- Thoughtfully improved and well maintained throughout
- Solid oak flooring across the ground floor
- Modern kitchen with integrated appliances
- Bedrooms two and three are almost equal in size, ideal for families
- Two allocated parking spaces with direct garden access

This beautifully presented three double-bedroom home has been thoughtfully improved and well maintained. The property has been elevated with stylish features including a contemporary media wall, a new kitchen, a modern bathroom, and solid oak flooring throughout the ground floor, and is attractively decorated throughout.

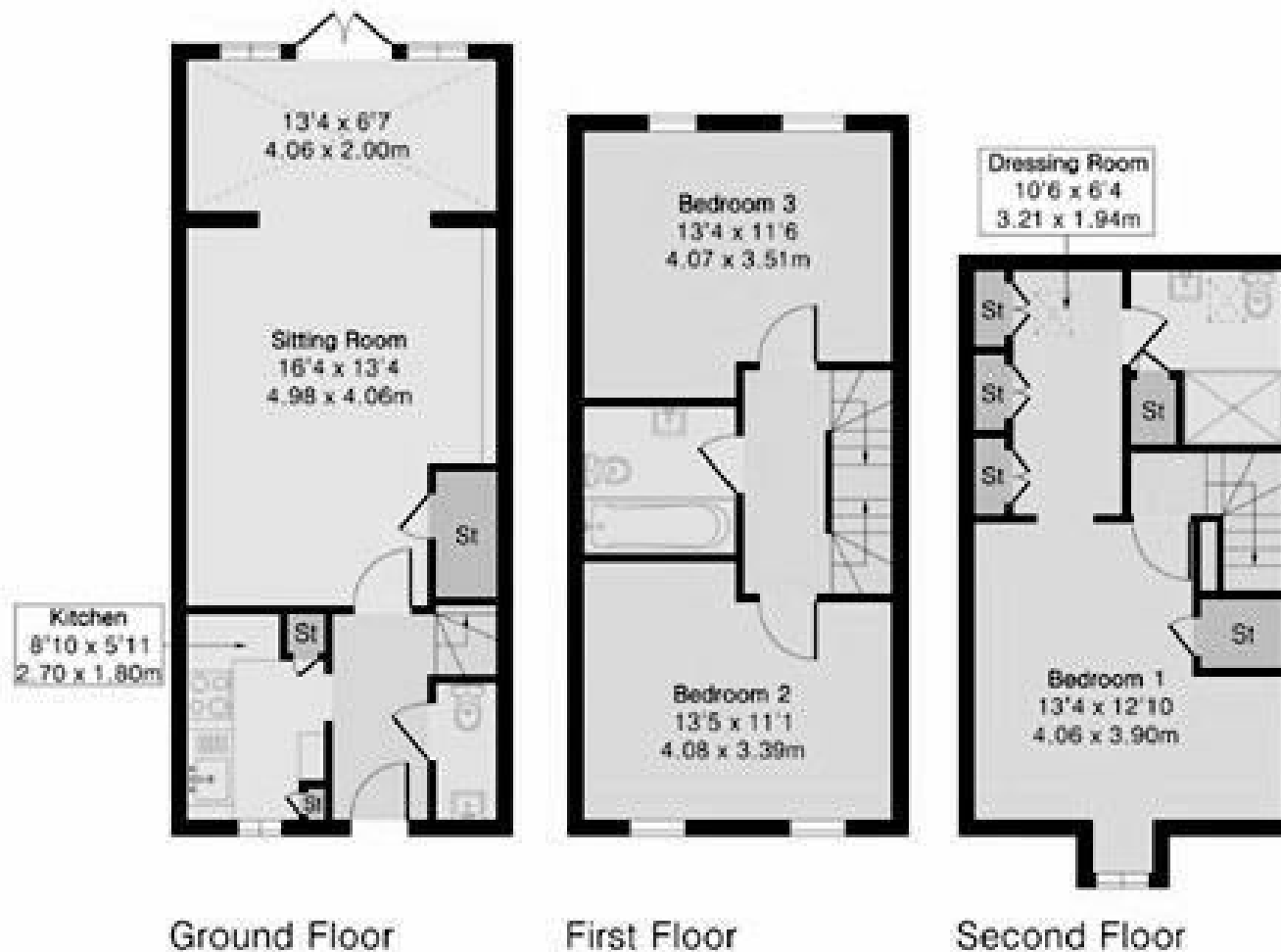
The accommodation includes a generously sized lounge/dining room which flows into a bright conservatory overlooking the rear garden, creating an excellent space for both everyday living and entertaining. The kitchen offers modern units with integrated appliances.

The principal bedroom benefits from a practical dressing room and its own en-suite shower room. Bedrooms two and three are almost equal in size, making the layout ideal for children or those seeking balanced bedroom space.

Outside, the east-facing rear garden includes a rear garden area that leads to two allocated parking spaces. In addition, there is extra garden space which would suit buyers looking to add a cabin or garden room with direct access to the parking area.

Ideally located just a short distance into Olvega Drive, the property enjoys a convenient yet pleasant setting.

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



Total Internal Area - 1152 sqft (108 sqm) approx.

Entrance

Timber front door. Canopy porch. Security lamp.

Entrance Hall

Oak flooring. Inset ceiling lights. Radiator with cover. Storage cupboard. Doors to:

W/C

Low level flush w/c. Vanity wash hand basin. Wall hung towel rail. Tiled floor. Consumer unit. Extractor fan. Inset ceiling lights.

Kitchen

Fitted with a modern range of wall and base level units topped with quartz-effect work surfaces, the kitchen features a one-and-a-half bowl composite sink with drainer. Integrated appliances include a dishwasher, washing machine, fridge/freezer, oven, and built-in microwave, complemented by a four-ring electric hob with stainless steel extractor hood over. A breakfast bar provides additional seating, while wood-effect flooring, under-cabinet LED lighting, inset ceiling lights, and a window to the front aspect complete the space.

Lounge / Diner / Conservatory

The media wall features a built-in LED electric fire with space for a flat-screen television and inset shelving. The room benefits from inset ceiling lights, solid oak flooring, and a useful storage cupboard, with French doors opening directly onto the rear garden. Radiators.

First Floor

Landing

Radiator. Doors to:

Bedroom Two

Radiator. Two windows to rear aspect.

Bedroom Three

Radiator. Two windows to front aspect.

Bathroom

Panel bath with shower attachments. Low level flush w/c. Pedestal wash hand basin. Chrome ladder style radiator. Extractor fan. Inset ceiling lights.

Second floor

Bedroom One

Storage cupboard. Dormer window to the front aspect. Two radiators. Opens through to:

Dressing Area

Fitted with wall to wall wardrobes. Radiator. Velux window to rear aspect. Access to loft.

En-Suite

Double length shower cubicle. Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. Velux window to rear aspect. Airing cupboard housing hot water cylinder. Extractor fan. Inset ceiling lights.

Outside

Front

Outside tap. Small planting area. Astro turf. Path to entrance.

Garden

Walled garden with patio to house. Steps to raised to faux lawn area. Path leading to second garden and allocated parking.

Second Garden

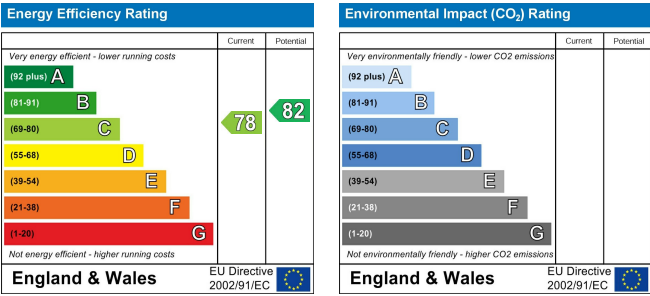
With access from both the garden and the allocated parking area, this additional outdoor space is ideal for those looking to install a cabin or garden room for home working, a gym, or hobby use.

Parking

Two allocated parking spaces to the right of the property.

Agents Note

- *Service charge approximately £260 p.a. (please check with your legal representative for exact figures)
- *Boiler last serviced 2025 Nov
- *Loft is boarded.
- *Council tax band E - (Approx. £2,859.14 p.a.)



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 national network of IWestates estate agents.







