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## 1 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

## Asking Price £400,000

Stylish, Contemporary Three-Bedroom Home with Bright, Spacious Interiors, Private Walled Garden and Covered Parking

This modern end-of-terrace home sits in a pleasant residential location within easy walking distance of local shops and amenities. Behind the modest frontage is a bright, surprisingly spacious interior, finished in tasteful neutral colours with contemporary panelled feature walls that give the home a stylish, up-to-date feel. It's one of those properties that really comes alive in person ,the space and finish inside are far better appreciated in the flesh than in photographs.

The ground floor offers a comfortable lounge, a modern kitchen-diner, and a practical cloakroom. There's also an entrance porch, ideal for kicking off shoes and coats before stepping into the main hallway. Upstairs are three well-proportioned bedrooms and a family bathroom, all presented in a clean, modern style. The home benefits from gas central heating and uPVC double glazing throughout.

Outside, the private walled garden provides a safe, enclosed space for relaxing or entertaining, with direct access to the covered parking area/car port offering secure off-street parking.

A smart, move-in-ready home with a contemporary feel, flexible space and a great location and one that really needs to be seen to appreciate the quality and light inside.

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**ENTRANCE PORCH 3'3" x 5'10" (1.00 x 1.79)**

**CLOAKROOM**

**KITCHEN/DINER 14'9" x 8'3" (4.50 x 2.52)**

**LOUNGE 15'10" x 14'6" (4.84 x 4.44)**

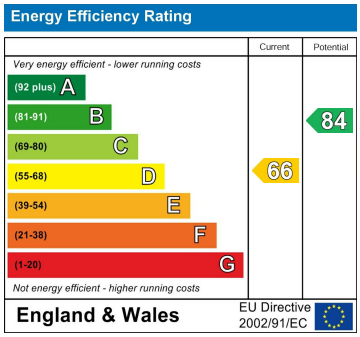
**FIRST FLOOR**

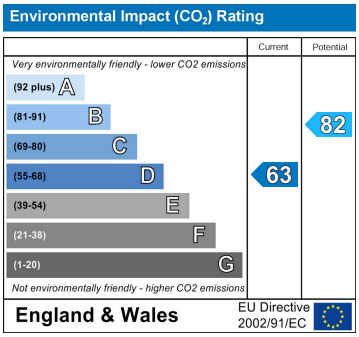
**PRINCIPAL BEDROOM 12'9" x 75'11" (3.91 x 23.14)**

**BEDROOM TWO 8'4" x 6'5" (2.55 x 1.98)**

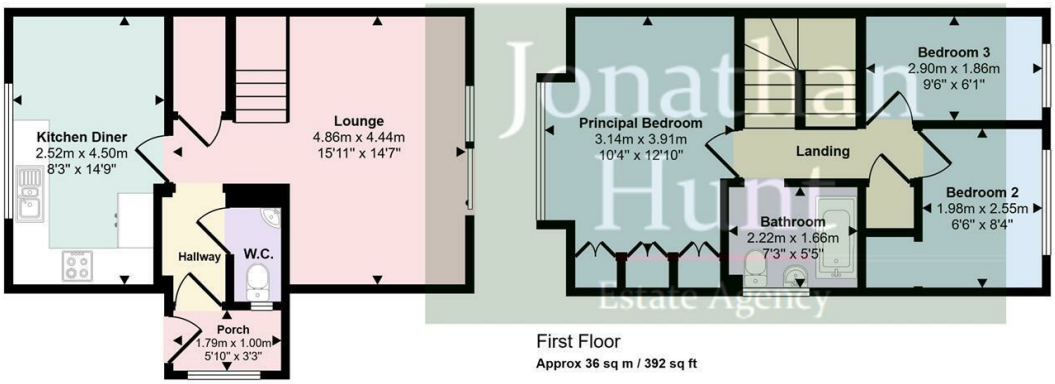
**BEDROOM THREE 9'6" x 6'1" (2.90 x 1.86)**

**FAMILY BATHROOM 7'3" x 5'5" (2.22 x 1.66)**



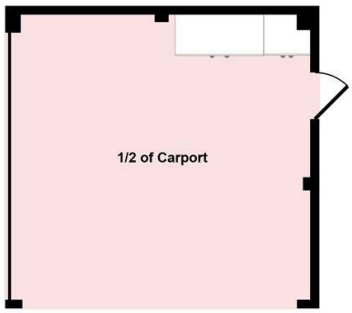



**Approx Gross Internal Area**
**84 sq m / 908 sq ft**




Ground Floor
**Approx 36 sq m / 391 sq ft**

First Floor
**Approx 36 sq m / 392 sq ft**




Outbuilding
**Approx 12 sq m / 125 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.