

## 8 Hillview, Rushden, Buntingford, Hertfordshire, SG9 0SJ

**Price Guide £635,000**

A great family home set within the peaceful village of Rushden, this extended semi-detached property combines generous proportions with a lifestyle that blends rural living and modern practicality. The house enjoys a front aspect across open North Hertfordshire countryside, bringing a real sense of space and tranquillity. Inside, the ground floor offers a welcoming sitting room with a log-burning stove, a spacious kitchen/diner with adjoining utility room, and a practical shower room. Upstairs, three double bedrooms are complemented by a versatile study/dressing room, perfectly positioned to capture countryside views, ideal for home working. A large family bathroom completes the first-floor layout. The property has undergone external insulation, creating a home that is wonderfully warm, energy-efficient, and low-cost to heat. Outside, the substantial rear garden, measuring approximately 90ft x 50ft, provides ample space for recreation, alongside a garage, workshop, and parking for up to four vehicles. For the keen gardener, a 1,000-litre water harvesting tank is located behind the garage/workshop, adding sustainable convenience. With its rural outlook and easy access to Stevenage station—around 20 minutes away with fast trains into London—this home offers the rare balance of countryside living and commuter practicality.

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- ENTRANCE HALL 8'2" x 4'11" (2.49 x 1.52)
- SHOWER ROOM and WC 8'6" x 3'10" (2.61 x 1.17)
- UTILITY ROOM 9'5" x 7'3" (2.88 x 2.22)
- LOUNGE 14'1" x 12'4" (4.31 x 3.77)
- KITCHEN 10'2" x 9'11" (3.1 x 3.03)
- DINING ROOM 11'6" x 9'9" (3.52 x 2.99)
- PRINCIPAL BEDROOM 14'3" x 10'8" (4.35 x 3.27)
- BEDROOM TWO 11'4" x 10'0" (3.47 x 3.06)
- BEDROOM THREE 11'6" x 8'5" (3.53 x 2.59)
- STUDY/DRESSING ROOM 9'2" x 5'0" (2.8 x 1.54)
- FAMILY BATHROOM 10'5" x 9'2" (3.2 x 2.8)

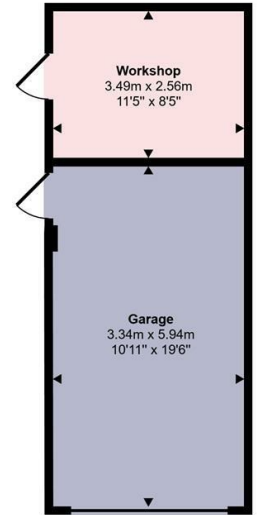
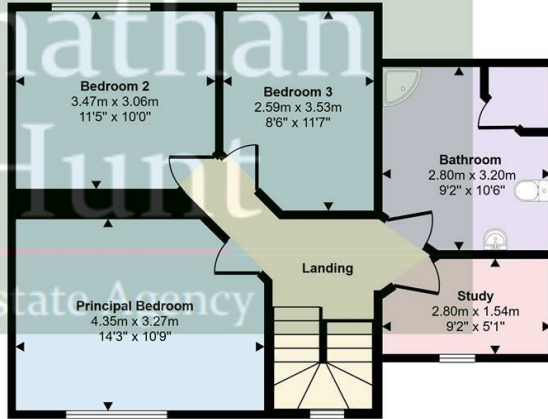
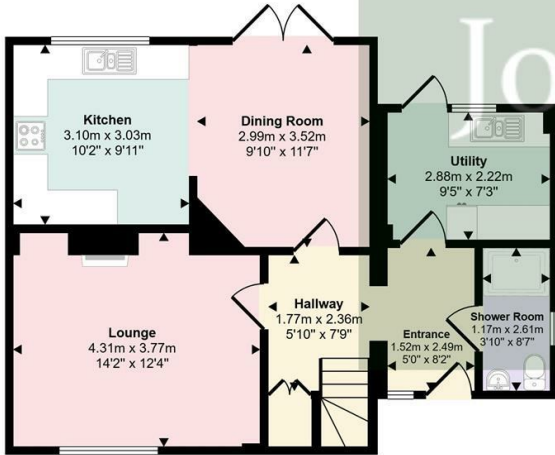


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area  
146 sq m / 1575 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.