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9 Bell Barns, Buntingford, Hertfordshire, SG9 9FE

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Asking Price £320,000

Offered with NO ONWARD CHAIN, set within the heart of this highly desirable East Hertfordshire market town, this beautifully presented two-bedroom townhouse combines contemporary design with quality throughout, offering stylish and versatile accommodation in a prime central location.

The impressive open-plan living space has been thoughtfully designed for modern living, featuring a striking fireplace that creates an attractive focal point, complemented by high-specification finishes and quality fittings. The bespoke, fully integrated kitchen is fitted with elegant granite worktops, providing both practicality and sophistication, making it perfect for everyday life and entertaining alike.

On the first floor, the generous principal bedroom enjoys the luxury of an en-suite shower room and French doors opening onto a charming Juliet balcony. The top floor is occupied by a large double bedroom with exceptional storage, and another Juliet balcony. A beautifully appointed family bathroom with sky lights serves the accommodation.

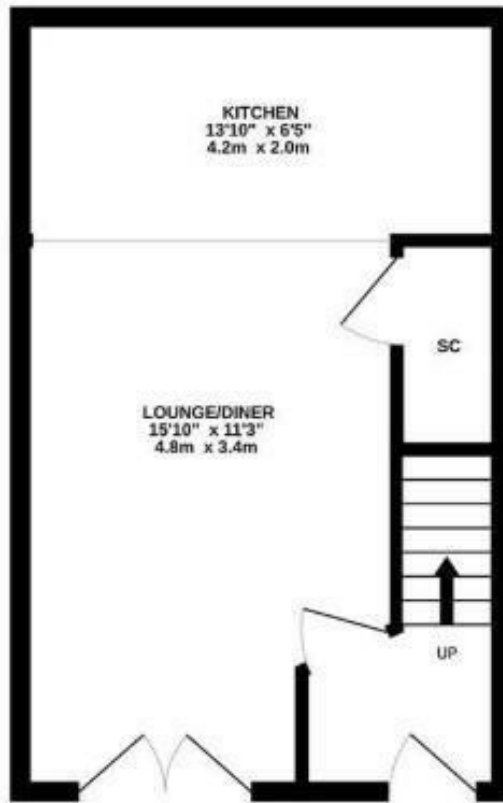
Further features include quality hardwood double-glazed doors and windows, gas-fired underfloor heating throughout, and a private west-facing courtyard garden to the front, ideal for enjoying the afternoon and evening sun. The property also benefits from a single parking space within an adjacent cart-shed style garage.

Originally configured as a three-bedroom home, the property offers excellent flexibility, with the potential to reinstate the third bedroom should additional accommodation be required.

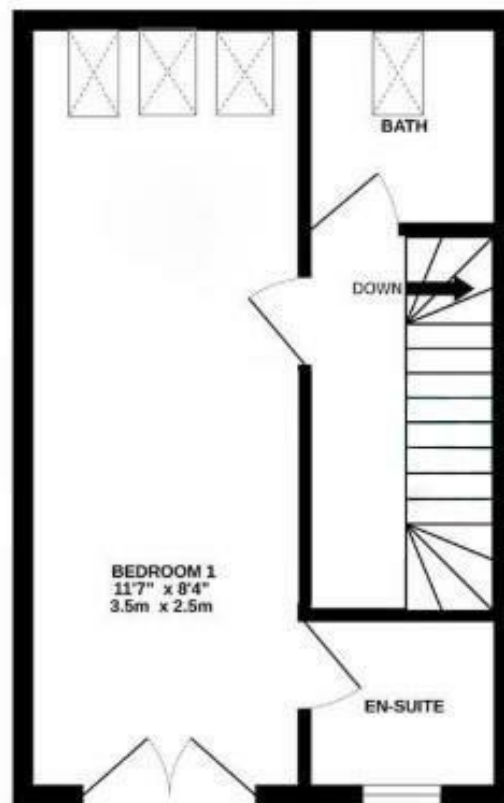
- Stunning open plan living area with feature fireplace and quality fittings.
- Spacious master bedroom suite with dressing area and en suite shower room and Juliet balcony.
 - Quality wooden double glazed doors/windows.
 - West facing front courtyard garden.
 - New boiler fitted June 2026
- Spacious fully integrated kitchen with bespoke granite work surfaces.
- Family bathroom with power shower over bath.
 - Gas fired under floor heating.
 - Single bay in adjacent cart shed style garage.
 - CHAIN FREE

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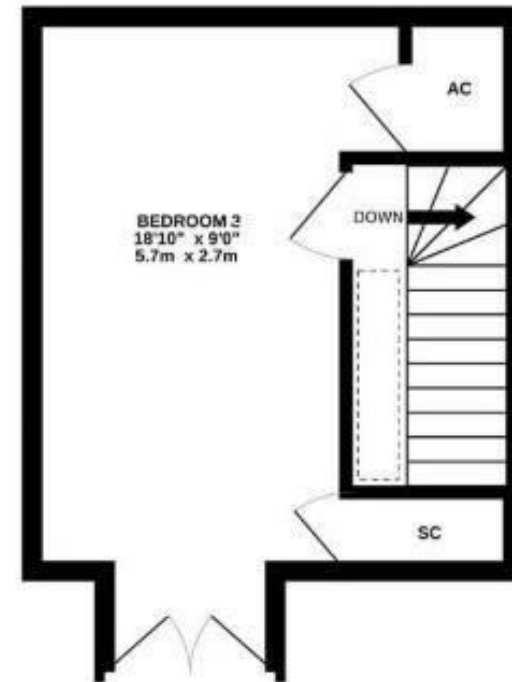
GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance
Bespoke half glazed stable door with contemporary glass storm canopy and contemporary carriage lamp to side.

Entrance Hall
5'5" x 5'11"
Turning stairs to first floor with contemporary chrome spindles ad hardwood handrail. Tiled floor with under floor heating, door way to living area. Inset ceiling lights.

Living Area
13'11" x 22'6"
Double glazed timber frame French door to front with plantation blinds. Feature fireplace with inset electric living flame effect fire and inset niche over pre wired for flat screen TV. Tiled floor with under floor heating. Inset ceiling lights. Four panel Victorian style door to utility room. Coving. Open to kitchen area.

Utility Room
5'4" x 3'2"
Space and plumbing for washing machine. Extractor fan. Tiled floor with under floor heating. Room could be converted to use as downstairs cloakroom.

Kitchen Area
Contemporary gloss white kitchen with range of eye and base level units. Granite worktops and matching splash backs. Inset stainless sink. Swan neck leer arm mono bloc tap. Inset Smeg ceramic touch sensitive hob with matching aSmeg electric fan oven below. Stainless steel chimney style extractor hood over. Built in dishwasher, fridge and freezer. Inset ceiling lights. Tiled floor with under floor heating.

Landing
6'9" x 2'8"
Galleried landing with contemporary chrome spindles and hardwood hand rails. Under floor heating and four panel Victorian style doors to all first floor rooms. Turning stairs with contemporary chrome and hard wood handrail to second floor.

Bedroom One
20'8" x 8'5"
Fantastic room with double glazed timber frame French doors with Juliet balcony to front with plantation blinds. Inset ceiling lights, four panel Victorian style door to en suite. Dressing area with three velux windows. Twin double fronted high quality built in wardrobes. Inset ceiling lights. Under floor heating for the entire room.

Ensuite Shower Room
5'3" x 5'10"
Double glazed timber frame obscured glass window to the front. Quality white suite with corner shower cubicle with power shower. Low level WC with centre flush.Vanity unit with ceramic wash hand basin and pillar mix tap. Inset wall mirror. Fully tiled. Tiled floor with under floor heating. Chrome ladder style towel rail. Inset ceiling lights. Extractor fan.

Family Bathroom
6'11" x 5'4"
Beautiful bright and airy room with Velux window. Inset ceiling lights. Quality white suite comprising panel bath with pillar mixer taps and power shower over with tempered glass shower screen. Low level WC with centre flush. Vanity unit with ceramic wash hand basin and pillar mixer tap. Inset wall mirror. Tiled floor with under floor heating. Chrome ladder style towel rail. Fully tiled. Extractor fan.

Landing
5'2" x 2'8"
Galleried with contemporary chrome spindles and hardwood handrail. Under floor heating. Four panel Victorian style door to second bedroom. Inset ceiling lights.

Bedroom Two
9'0" x 19'0"
Double glazed timber frame French doors to front with Juliet balcony and plantation blinds. Inset ceiling lights. Under floor heating. Wall point for flat screen TV. Airing cupboard housing gas fired Valliant

combination central heating boiler. Control units for under floor heating. Access to loft storage. Some ceiling ingress.

Front Garden
West facing hard landscaped with laurel hedge to front with post and rail fence and five bar farm style gate. Outside tap.

Car Port
Cart shed style garage, single parking bay, the penultimate of the run.

Agents Note
Service Charge circa £82.80 p.c.m. includes communal grounds maintenance, building insurance contribution, electricity etc.
This property used to have three bedrooms and could easily be reinstated as such.
New boiler fitted June 2026
Council tax band D

