



10, Olvega Drive, Buntingford  
SG9 9FJ

Guide Price £450,000



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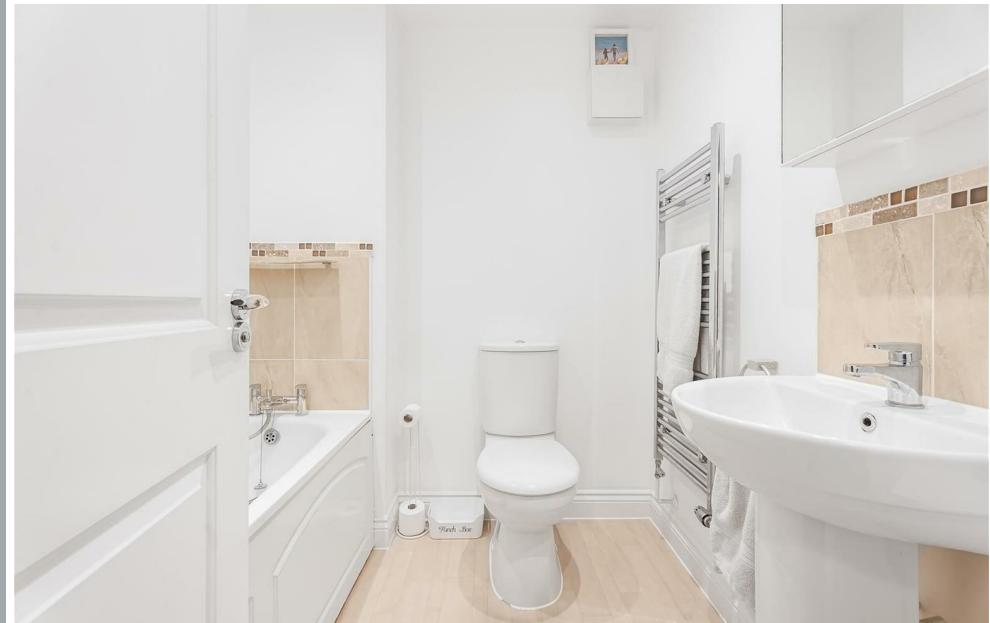
## 10 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

A well-presented three double-bedroom home that has been thoughtfully improved by the current owners. The property offers a generous sized lounge/dining room that opens into a bright conservatory overlooking the rear garden. The kitchen includes modern units and integrated appliances. The master bedroom features a practical dressing room and its own en-suite shower room. Outside, there is an east-facing rear garden with a secret garden leading to two parking spaces.

Buntingford offers a popular high street with some great amenities on your door step including restaurants, pubs, shops and much more. For the commuter, The market town of Buntingford provides links to the A10 to both Cambridge, Hertford Ware & Royston. Ware train stations provide direct access to Liverpool Street and Kings Cross Stations and is only a short distance away, Royston Train Station is also close by approx. (8m) away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



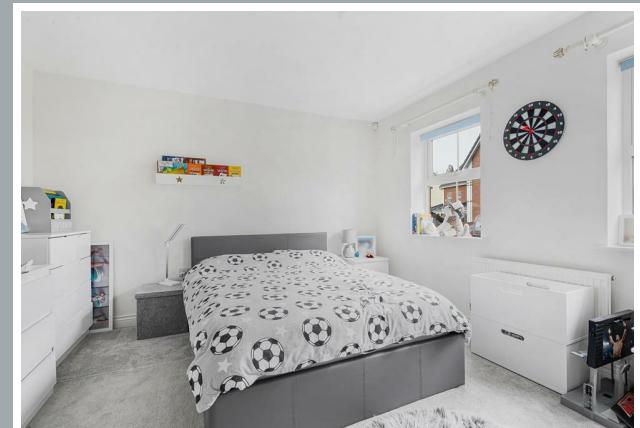
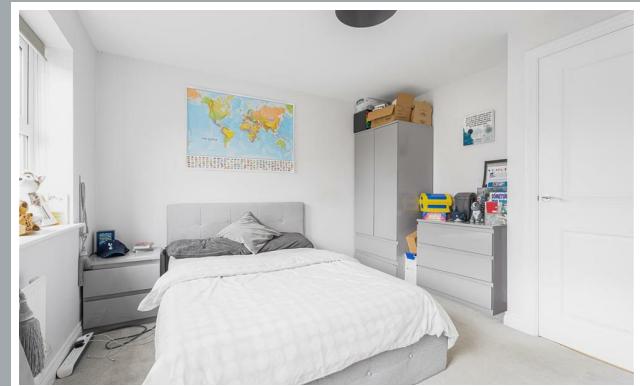
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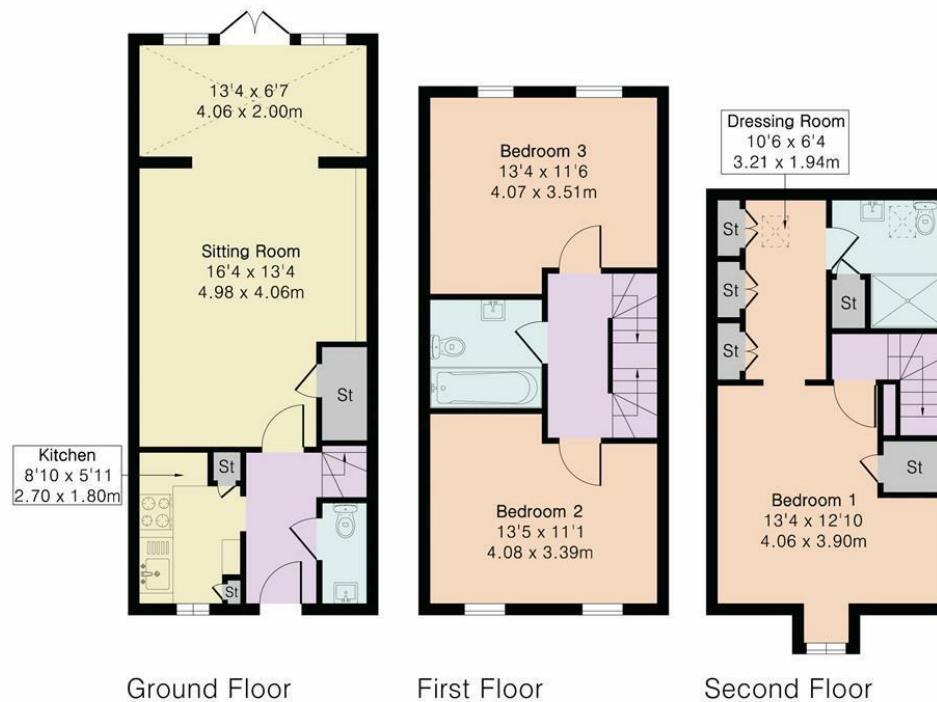
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## Approximate Gross Internal Area 1152 sq ft - 108 sq m

Ground Floor Area 436 sq ft - 41 sq m

First Floor Area 395 sq ft - 37 sq m

Second Floor Area 321 sq ft - 30 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Steven Oates

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