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16 Barleycroft, Buntingford, Herts, SG9 9SD

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Price £385,000

- Two double bedroom end terrace home
- Quiet cul-de-sac position
- Spacious lounge
- East-facing rear garden
- Two allocated parking spaces (front and rear)
- Located on the popular Bovis development
- En-suite to principal bedroom
- Kitchen/diner with direct garden access
- Gated side access
- Walking distance to local amenities and schools

Situated within a quiet cul-de-sac on the ever-popular Bovis development, this well-presented two-bedroom end terrace home offers spacious and practical living, ideal for first-time buyers, downsizers or investors.

The property features two generous double bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. The ground floor comprises an entrance lobby leading into a well-proportioned lounge, with a bright and spacious kitchen/diner to the rear opening directly onto the east-facing garden—perfect for morning light and outdoor entertaining.

Externally, the property benefits from two allocated parking spaces, one conveniently located directly outside and a second to the rear.

Ideally positioned within walking distance of local amenities, reputable schools and transport links, this home combines comfort, convenience and a sought-after location.

Ground Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



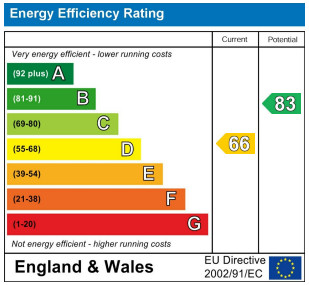
First Floor

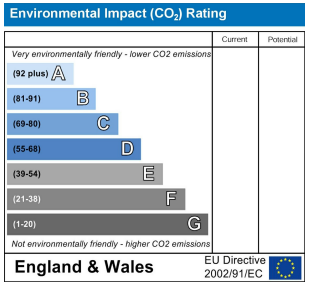
Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.8 sq. feet)

16 Barleycroft





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.

Entrance
Canopy porch. Carriage lamp. Timber and glazed front door.

Lobby
Radiator. Houses consumer unit.

Sitting Room
15'10" x 11'1"
Box bay window to front aspect. Radiator. Feature electric fireplace. Stairs to first floor. Understairs storage cupboard. Door to:

Kitchen / Dining Room
15'10" x 11'1"
Matt white kitchen wall and base level units with wood effect countertops. Stainless steel sink and drainer. Built in electric oven wit 4-ring gas hob stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Tiled splash backs. Houses boiler. Window to rear aspect. French doors to garden. Radiator. Wood effect flooring.

First Floor

Landing
Galleried landing. Access to shelved airing cupboard housing the hot water tank. Loft access. Doors to:

Bedroom One
11'3" x 10'10"
Double fitted wardrobes. Radiator. Window to front aspect. Door to:

En Suite Shower Room
7'4" x 4'9"
Fully tiled enclosed shower cubicle. Pedestal wash hand basin. Low level flush w/c. Radiator. Extractor fan. Obscure window to front aspect. Tiled floor.

Bedroom Two
11'2" x 8'2"
Radiator. Window to rear aspect.

Bathroom
6'1" x 5'10"
Comprising of a panel bath with shower attachment, pedestal wash hand basin, low level flush w/c. Partially tiled walls. Obscure window to rear aspect. Extractor fan. Tile effect flooring.

Outside

Front
Mainly paved.

Parking
Allocated parking bay to the front of the property with an additional bay to the rear/south side.

Garden
Gated side access. Patio to the property. Raised flower beds. Lawn. Timber shed. Outside tap.

Agents Note
Loft: No ladder. Light. Partially boarded.
Boiler service: May 2026
Freehold










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