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82, High Street, Buntingford, SG9 9AJ

£445,000

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Price £445,000

Situated on the High Street in the charming market town of Buntingford, this attractive Grade II listed end-of-terrace home combines a wealth of character and period charm with generous, versatile accommodation extending to approximately 1,239 sq ft. Offered chain free, the property presents an excellent opportunity for buyers looking to secure a characterful home in a convenient town-centre location.

The property boasts two inviting reception rooms, providing excellent space for both everyday living and entertaining, alongside three well-proportioned bedrooms and two modern bathrooms. The accommodation offers flexibility for families, professionals or those seeking additional space for guests.

Outside, the low-maintenance, east-facing rear garden provides a pleasant spot to enjoy the morning sunshine, while the detached home office is a particularly appealing feature, offering an ideal environment for home working, hobbies or a dedicated workspace.

Perfectly positioned to enjoy everything Buntingford has to offer, the property is within easy reach of the town's independent shops, cafés, schools and everyday amenities. With its Grade II listed status, wealth of character and period features, spacious accommodation and highly convenient location, this is a home that offers a distinctive blend of traditional charm and modern-day practicality.

Offered chain free, early viewing is highly recommended to fully appreciate the character, space and versatility of this appealing High Street home.

- Grade II listed 3 bedroom house in the centre of town walking distance to local amenities.
- Exposed beams & period features throughout.
- Feature log burner.
- East facing rear garden.
- NO UPWARD CHAIN
- Newly fitted kitchen & Bathroom.
- Gas central heating.
- Detached out building to rear.
- EPC E
- Council tax band D

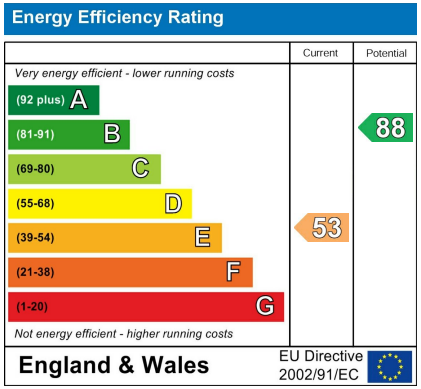
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Ground Floor
Approx. 68.70 sq. metres (739.48 sq. feet)



First Floor
Approx. 46.40 sq. metres (499.44 sq. feet)





Total area: approx. 115.10 sq. metres (1238.92 sq. feet)

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Entrance
Painted hardwood front door with fan light window over. Storm porch canopy over.

Entrance Hall
4'3" x 4'2"
Exposed beams, wall light point. Inset coir mat
Inner door leading to :-

Inner Hall
4'3" x 12'1"
Window to rear, exposed wall & ceiling beams, radiator & telephone point. Half glazed stable door to rear. Side doorway at rear leading to :-

Dining Room
9'8" x 12'11"
Double glazed window to side. Radiator. Exposed beams to wall and ceiling. Exposed brickwork. Side door to shower room. Part glazed door at front to Sitting Room. Opening at rear to the kitchen.

Shower/Cloakroom
4'8" x 6'8"
Alcove with plumbing for washing machine and shelves above. Shower cubicle, low level flush WC & pedestal wash hand basin. Ceramic tiled floor. Tiled to dado height. Extractor fan.

Sitting Room
13'0" x 14'8"
13' 10" x 12' 10" (4.22m x 3.91m) Sash window to front. Open brick fireplace, chimney breast and hearth housing wood burning stove. Exposed beams to wall & ceiling. Built in corner display unit with cupboard below. Radiator. Side door to concealed staircase leading to first floor.

Kitchen
15'11" x 8'7"
Double glazed windows and door leading to rear garden. Engineered timber flooring. Refitted WREN kitchen consisting of range of eye and base level units. Granite worktops. Belfast sink with swan neck mono bloc tap. Wine cooler. Space and plumbing for dishwasher. Space for range cooker. Extractor hood. Concealed lighting. Space for fridge/freezer and tumble dryer. Contemporary styled radiator. Inset ceiling lights. Metro style tiled splash backs. Exposed brick work.

Stairs and Landing
11'2" x 3'2"
Two wall light points. Low doorways and exposed beams.

Family Bathroom
6'5" x 7'3"
Refitted with new white suite comprising free standing "Egg" bath with side fill and separate microphone style shower handset, Floating low level WC, wash hand basin. Three contemporary wall light. Engineered timber floor. 'Velux' style double glazed window. Contemporary styled radiator. Painted beams.

Master Bedroom
15'0" x 11'0" max
Double glazed window to rear. L shaped. Part tongue & groove panelling. Under eaves fitted cupboards & drawers. Radiator. Part glazed door leading to en-suite with 'velux' style double glazed window to front. Exposed beams. Engineered timber floor. Inset ceiling lights. Airing cupboard housing factory lagged hot water tank.

Bedroom Two
8'2" x 12'6"
Sash window to front. Feature duck grate fireplace with tiled surround.. Wardrobe alcove. Fitted unit with shelving and storage alcoves. Radiator. Exposed beams.

Bedroom Three
9'3" x 12'9"
Sash window to front. Part tongue & groove panelling. Radiator. Access to loft. Exposed beams. Three wall light points. Built in wardrobe.

Sewing Room/Office
6'4" x 3'6"
Window to rear. Built in desk and shelving. Radiator.

Rear Garden
Side access to front. East facing enclosed rear garden with decking area, patio & pond. Flower and shrub beds. Outside tap and brick built barbeque.

Detached Home Office
7'11" x 13'5"
Two double glazed windows to front. Front door. Electric radiator. Own front door. Wood flooring. Coved ceiling. Two wall light points. Fully insulated.

Workshop/Garden Store
8'0" x 4'6"
Door to front. Power and light connected. Shelving.

Agents Notes
Freehold
Council tax band: D
Boiler serviced September 2026
Grade II listed
Within a conservation area
Right of way for access over side entrance with 82a

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 network of IWestates estate agents.











































