# Jonathan Hunt

ESTATE AGENCY

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**15 Brice Gardens, Buntingford, SG9 9GR**

**Price Guide £485,000**

## 15 Brice Gardens, Buntingford, SG9 9GR

Situated in a quiet cul-de-sac within the highly sought-after “Village” development, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. Located just a short, level walk from the town centre and close to open countryside, the property features a bright bay-fronted lounge and a contemporary open-plan kitchen/diner perfect for everyday use and entertaining, complemented by a convenient ground-floor W/C. Upstairs, three well-proportioned bedrooms provide excellent flexibility, with the principal bedroom benefiting from a stylish en-suite, while a modern family bathroom serves the remaining rooms. Outside, the sunny rear garden offers a private and low-maintenance space for relaxing or hosting, and the property further benefits from off-street parking and a garage. This attractive three bedroom home combines a prime location with comfort, practicality, and strong kerb appeal, making it an excellent choice for buyers seeking a quality property close to amenities, schools, and transport links.

**ENTRANCE HALL**

**LOUNGE 19'1" x 10'9" (5.84 x 3.3)**

**KITCHEN/DINER 16'7" x 10'3" (5.07 x 3.14)**

**PRINCIPAL BEDROOM 11'9" x 10'11" (3.6 x 3.34)**

**EN-SUITE 8'4" x 5'1" (2.56 x 1.57)**

**BEDROOM TWO 9'8" x 9'5" (2.97 x 2.88)**

**BEDROOM THREE 10'3" x 6'7" (3.13 x 2.02)**

**BATHROOM 6'10" x 5'8" (2.1 x 1.74)**

**GARAGE 20'6" x 10'0" (6.25 x 3.05)**

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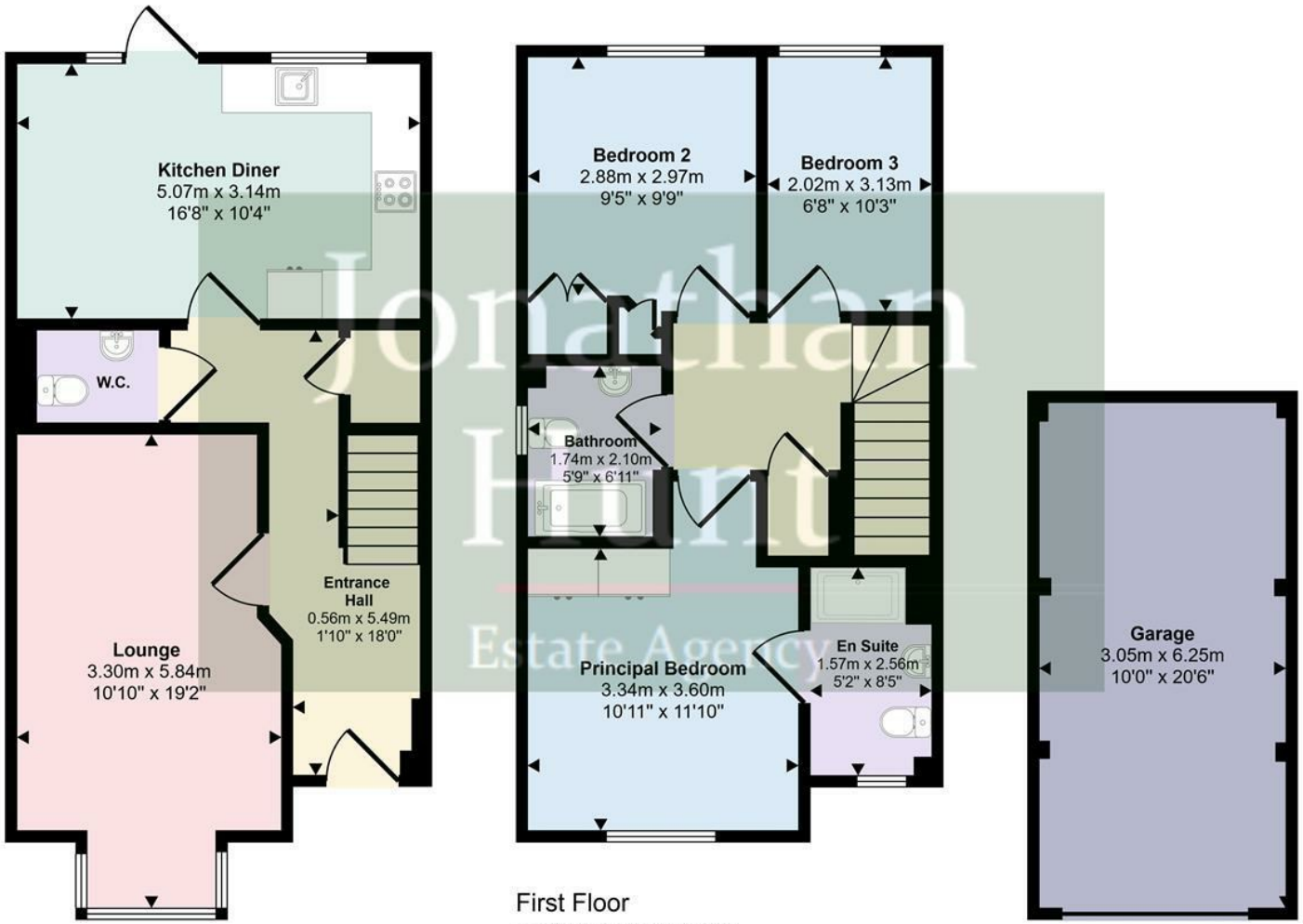
**Approx Gross Internal Area**
**115 sq m / 1233 sq ft**

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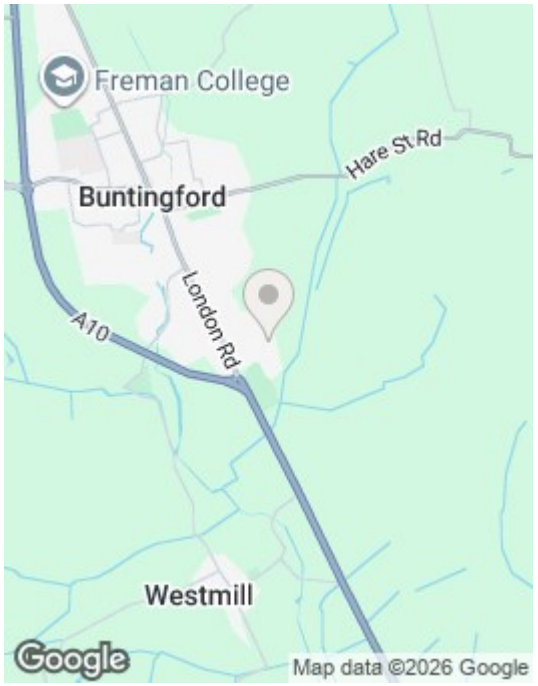
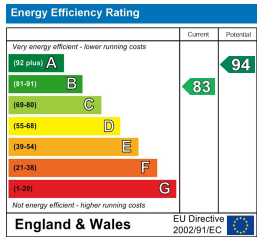
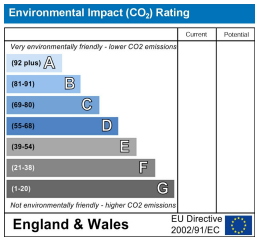



## Ground Floor
**Approx 48 sq m / 517 sq ft**

## First Floor
**Approx 48 sq m / 511 sq ft**

## Garage
**Approx 19 sq m / 204 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.