

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



Jonathan

29 Monks Walk, Buntingford, Hertfordshire, SG9 9EE

Price Guide £475,000

## 29 Monks Walk, Buntingford, Hertfordshire, SG9 9EE

Set in the sought-after Monks Walk estate, this three-bedroom semi-detached home offers generous space, a practical layout and the ability to move straight in.

The ground floor begins with a wide, welcoming entrance hall, leading into a bright lounge and separate dining room, with the kitchen positioned to the rear. A full-width conservatory adds valuable extra living space and looks out over the garden. There's also a downstairs WC and a useful additional room with its own external door, ideal for home working or anyone needing private client access.

Upstairs are three good-sized bedrooms and a modern four-piece family bathroom.

Outside, the home benefits from a driveway, side access and a rear garden ready for someone to shape to their own taste.

Freshly redecorated with new carpets and offered chain-free, this is a great opportunity to secure a long-term family home in a well-established location within easy reach of local schools.



**ENTRANCE HALL**

**W/C**

**STORE ROOM 7'1" x 4'5" (2.16 x 1.35)**

**LOUNGE 19'3" x 10'6" (5.89 x 3.21)**

**KITCHEN 11'8" x 7'10" (3.57 x 2.41)**

**DINING ROOM 10'4" x 7'8" (3.15 x 2.36)**

**CONSERVATORY 18'1" x 12'0" (5.52 x 3.67)**

**BEDROOM TWO 16'0" x 7'8" (4.90 x 2.34)**

**LANDING**

**PRINCIPAL BEDROOM 13'7" x 10'0" (4.15 x 3.07)**

**BEDROOM THREE 11'9" x 8'7" (3.60 x 2.62)**

**BEDROOM FOUR 12'2" x 6'9" (3.71 x 2.07)**

**GARDEN**

**PARKING**



Jonathan  
Hunt  
Estate Agency



Jonathan  
Hunt  
Estate Agency



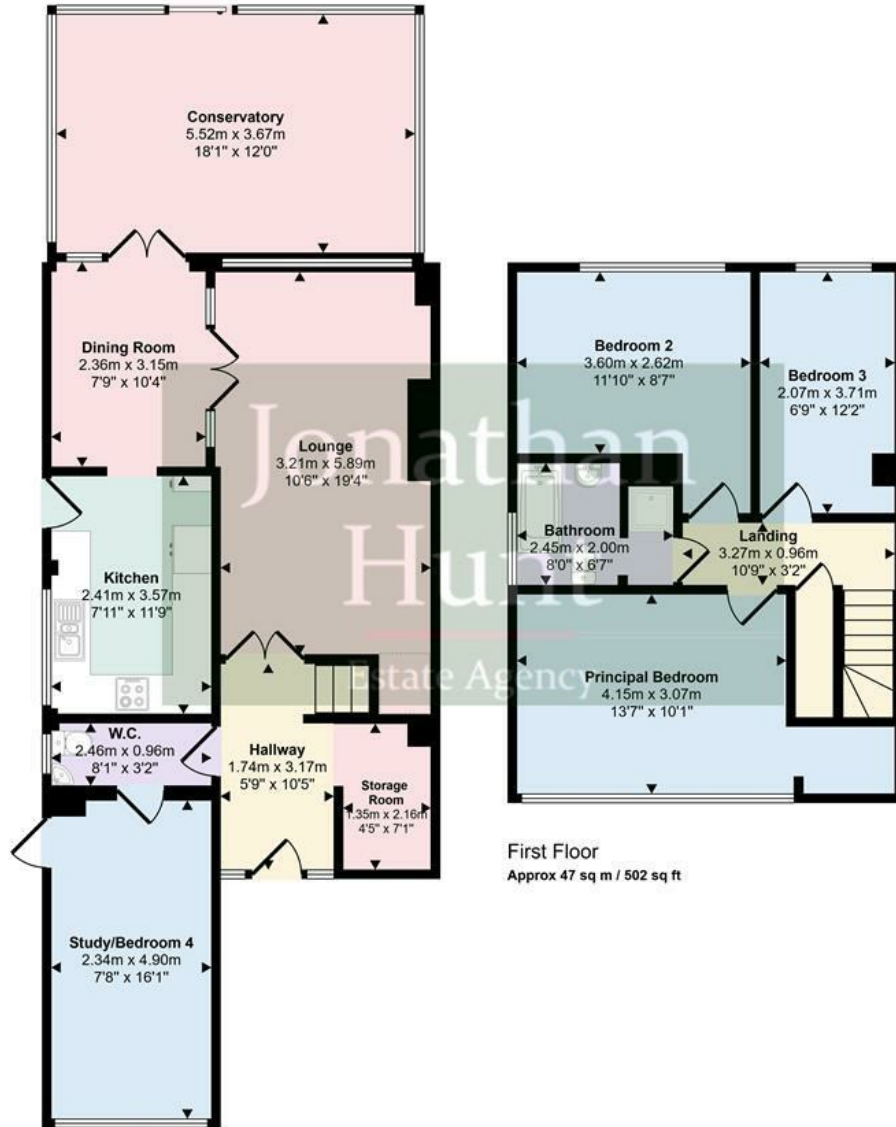
Jonathan  
Hunt  
Estate Agency



Jonathan  
Hunt  
Estate Agency



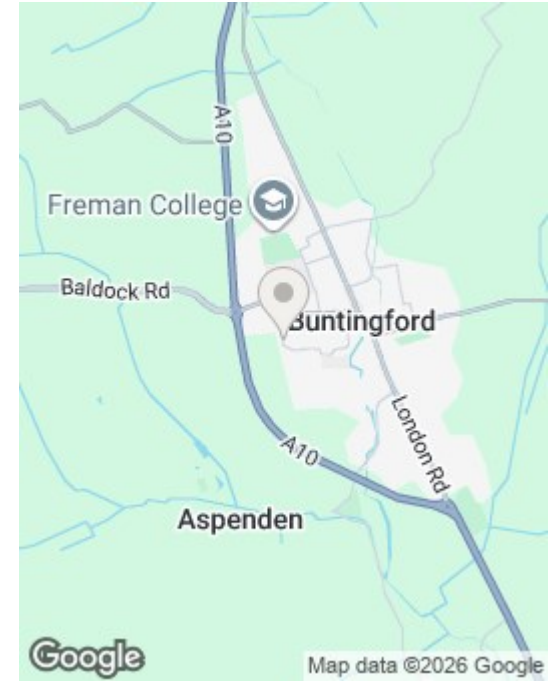
Approx Gross Internal Area  
130 sq m / 1403 sq ft



Ground Floor  
Approx 84 sq m / 900 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	<b>England &amp; Wales</b>
		67	EU Directive 2002/91/EC