



2, Plashes Drive, Buntingford

SG9 9JX

Price Guide £675,000



[stevenoates.com](http://stevenoates.com)



## 2 Plashes Drive, Buntingford, Hertfordshire, SG9 9JX

An immaculately presented two-bedroom detached chalet bungalow, ideally situated within walking distance of Buntingford High Street, offering convenient access to a variety of restaurants, public houses, and local amenities. The current owners have thoughtfully remodelled and modernised the property to an exceptional standard, creating approximately 1,394 sq ft of beautifully appointed accommodation. The spacious entrance hall provides access to a ground floor cloakroom, a comfortable living room, bedroom two, which benefits from its own en-suite shower room. Further accommodation includes a utility room and an impressive open-plan L-shaped kitchen, dining and family room, featuring bi-fold doors that open onto the landscaped rear garden. Occupying the first floor, the principal bedroom enjoys generous eaves storage and is complemented by a contemporary four-piece bathroom suite. Externally, the property offers off-street parking for several vehicles, a detached garage, and an attractive landscaped rear garden. The garden has been designed for ease of maintenance, with a paved terrace leading via steps to a lawned area bordered by mature shrubs.

Plashes Drive is a highly regarded residential location situated on the edge of the historic market town of Buntingford. The area is particularly popular with families and professionals, offering a peaceful setting whilst remaining within easy reach of the town centre and its excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and highly regarded schools. Buntingford provides a strong sense of community and benefits from excellent transport links, with convenient access to the A10 connecting to Hertford, Cambridge and London. Mainline rail services can be found in nearby Royston and Ware, offering regular routes into London King's Cross and Liverpool Street respectively. Surrounded by beautiful Hertfordshire countryside, Plashes Drive enjoys the perfect balance of town and country living, with an abundance of walking routes, open green spaces and recreational facilities nearby. The combination of its attractive setting, accessibility and family-friendly environment makes it one of Buntingford's most desirable residential locations.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



*There's nothing that friends and Gin can't fix*

*If home is where family belongs, nurseries are made and friends are always welcome*

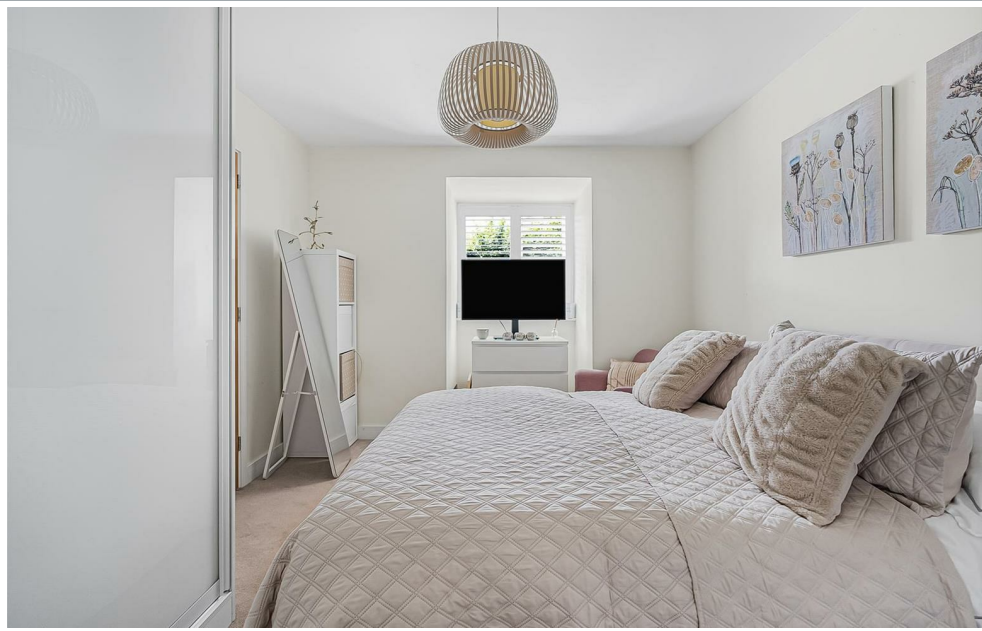




70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

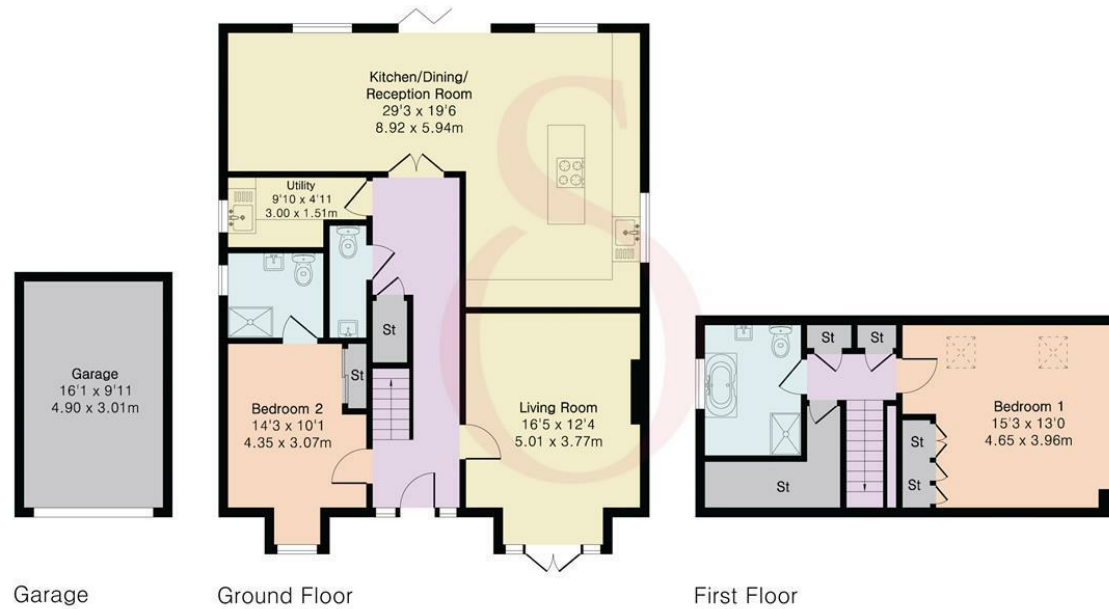


**Approximate Gross Internal Area 1394 sq ft - 129 sq m  
(Excluding Garage)**

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 380 sq ft – 35 sq m

Garage Area 159 sq ft – 15 sq m



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

