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11 Hare Street Road, Buntingford, Hertfordshire, SG9 9HN

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£2,900 Per Month

This substantial and versatile property offers generous accommodation arranged over two floors, ideal for families or tenants requiring flexible living and bedroom space.

Upstairs comprises four well-proportioned double bedrooms, all benefiting from fitted wardrobes. Bedrooms one and two feature en-suite bathrooms, while a main family bathroom with shower serves the remaining rooms. Additional eaves storage and loft space provide excellent storage options.

The ground floor offers exceptional flexibility, with two reception rooms and the potential to create a third reception or additional double bedroom, allowing for up to three double bedrooms downstairs if required. Further benefits include a downstairs WC, a separate shower room with sauna, and dedicated space and plumbing for a washer and dryer (no white goods included).

Externally, the property boasts a large private garden, driveway parking for up to seven vehicles, and an outbuilding offering further storage or workspace. An impressive outdoor kitchen area complete with pizza oven makes this home ideal for entertaining.

Must be viewed to appreciate the 3017 sq ft of space

EPC Rating D

Council Tax Band E

Holding Deposit (Equivalent to 1 weeks rent) 669.00

Deposit 3345.00

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GROUND FLOOR
APPROX. FLOOR
AREA 186 SQ FT
(172.4 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 181 SQ FT
(167.8 SQ M)

TOTAL APPROX. FLOOR AREA 367 SQ FT (339.3 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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