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2 The Chimneys, Hare Street, Buntingford, SG9 0FA

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Price £815,000

- Exclusive private development of just five homes detached residence
- Dual-aspect lounge with wood-burning stove and French doors opening to the side garden
- Versatile dual-aspect study with bespoke timber desks, plus solid oak flooring, plantation shutters, and cloakroom
- Underfloor heating throughout
- Oversized double garage
- Approximately 1,604 sq ft of high-specification accommodation finished to an exceptional standard
- Impressive kitchen/diner with fully integrated appliances, bi-fold doors to the rear garden, and internal access to the double garage
- Three double bedrooms including a principal suite with dressing area and en-suite, plus a family bathroom
- Fibre broadband
- Peaceful location

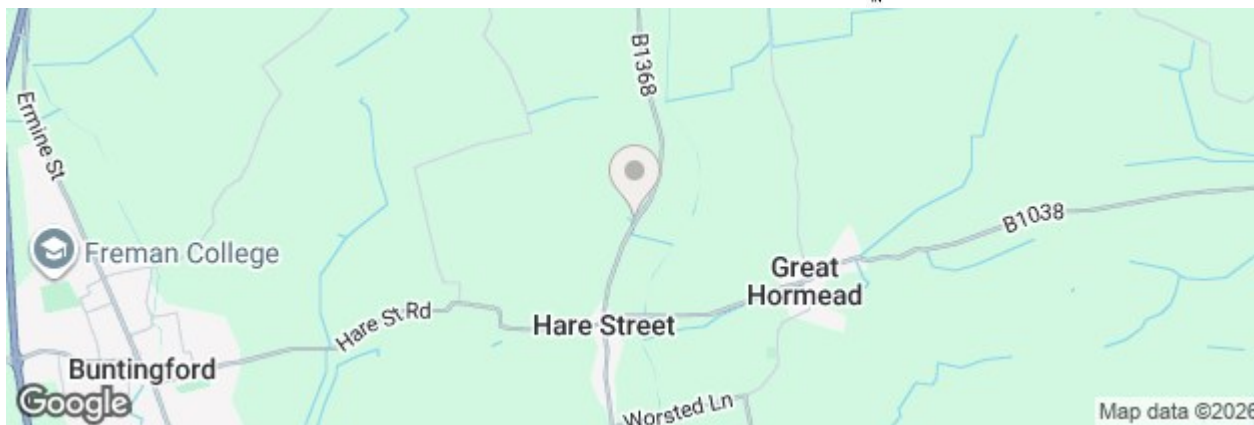
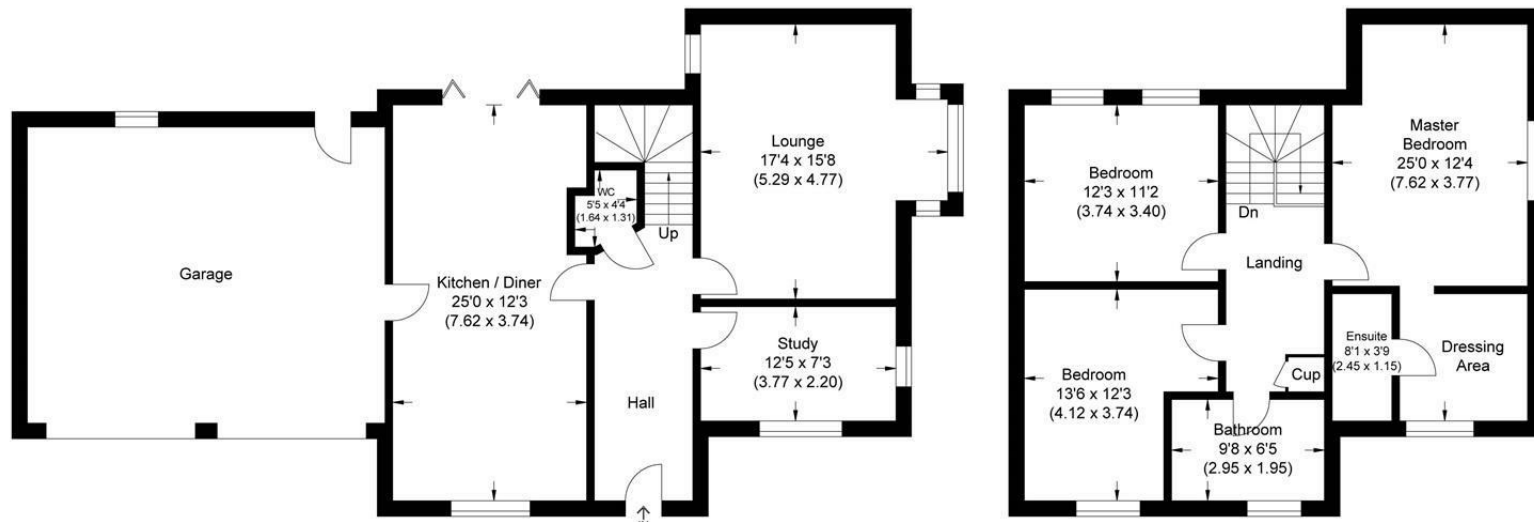
Set within an exclusive private development of just five homes, this nearly new 2019-built detached residence offers approximately 1,604 sq ft of high-specification living space, finished to an exceptional standard.

The ground floor features a dual-aspect lounge with wood-burning stove and French doors to the side garden, a large dual-aspect study with bespoke timber desks, and an impressive kitchen/diner with fully integrated appliances including wine cooler and plate warmer, bi-fold doors to the rear garden, and internal access to the double garage. Solid oak flooring, underfloor heating, plantation-style window shutters, and a downstairs cloakroom complete the ground floor.

Upstairs are three double bedrooms, including a principal suite with dressing area and en-suite, plus a family bathroom.

Outside, the property enjoys a low-maintenance garden wrapping to the side and a double garage with electric doors, incorporating a utility area and loft space. Further benefits include an air source heat pump and underfloor heating throughout.

Approximate Gross Internal Area  
 148.72 sq m / 1600.80 sq ft  
 (Excluding Garage)



| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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 national network of IWestates estate agents.

### **Entrance**

Canopy porch. Composite and glazed front door with frosted glazed side panels.

### **Kitchen / Diner**

24'11" x 12'3"

Fitted with a range of wall and base units with Quartz countertops. Inset one and a half bowl sink. Built-in double oven and plate warmer. 5-ring induction hob with hidden extractor hood over. Built-in microwave. Integrated fridge/freezer, wine cooler, dishwasher and bin store. Inset ceiling lights. Window to front aspect. Tiled floor. Bi-fold doors to rear. Internal door to garage.

### **Study**

12'4" x 7'2"

Bespoke timber fitted desks. Windows to side and front aspect. Inset ceiling lights.

### **Lounge**

17'4" x 15'7"

Wood-burning stove set within a fireplace featuring a solid oak mantel. Window to rear aspect. French doors to side garden. Understairs storage.

### **W/C**

5'4" x 4'3"

Vanity wash hand basin. Low level flush w/c. Tiled floor. Extractor fan. Inset ceiling lights.

### **First Floor**

#### **Galleried Landing**

Window to rear aspect. Inset ceiling lights. Access to loft. Shelved laundry cupboard. Doors to:

#### **Bedroom One**

24'11" x 12'4" (includes dressing area)

Window to side aspect. Inset ceiling lights. Hanging barn door to:

#### **Dressing Area**

Fitted open wardrobes. Inset ceiling lights. Window to front aspect.

#### **En-Suite**

8'2" x 3'11"

Double walk-in shower with hand held and drench head shower. Vanity wash hand basin. Low level flush w/c. Chrome ladder style towel rail. LED lit mirror wall cabinet. PIR sensor light. Fully tiled. Extractor fan.

#### **Bedroom Two**

12'3" x 11'1"

Two windows to rear aspect. Inset ceiling lights.

### **Bedroom Three**

13'6" x 12'3"

Window to front aspect. Inset ceiling lights.

### **Bathroom**

9'8" x 6'4"

Vanity wash hand basin. Low level flush w/c. Bath with shower over and glazed shower screen. Inset ceiling lights. Extractor fan. Window to front aspect. Fully tiled. Chrome ladder style towel rail. PIR sensor light.

### **External**

#### **Front**

Mostly paved with low hedge. Access to side.

#### **Garage**

Oversized double garage. Electric up and over doors. Utility area with kitchen units and worktops. Stainless steel sink. Space and plumbing for a washing machine. Gym mat flooring. Hot water cylinder. Air source heat pump. Access to loft. Window to rear aspect. Privacy door to garden.

#### **Driveway**

Blocked paved driveway for two vehicles.

#### **Side Garden**

East facing side garden with walk around access to the rear garden. Large patio area leading to large lawn with bedding areas.

#### **Rear Garden**

Mostly patio with raised beds and lawn. Outside tap. Outside power. Outside light.

#### **Agents Notes**

\*Underfloor heating throughout

\*Alarmed

\*Heatmiser thermostats

\*Airsourc heat pump

\*Fibre 1000 mps

\*Loft: Not boarded, no ladder, no light.

\*Management fee for the development was approximately £380 in 2025. This covered public liability insurance for the private road, accounts and admin.

\*Garage loft: Partially boarded, ladder, light.

