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23 Bowling Green Lane, Buntingford, SG9 9TA

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## Asking Price £780,000

- 2,413 sq ft home finished to a high, designer standard
- Dual-aspect sitting room plus separate lounge
- Wren kitchen with quartz island and dining area
- Underfloor heating in tiled areas downstairs
- Family bathroom with roll-top claw bath
- Carriage driveway for 4 cars with EV charger
- Office with mirrored cloak cupboards
- Separate laundry room and downstairs W/C
- 4 double bedrooms, 2 with en-suites
- Low-maintenance garden, sun terrace & large cabin

Stylishly presented to an exceptional standard, this elegant 2,451 sq ft residence showcases interior designer-level finishes throughout. Positioned behind a spacious carriage turn driveway with parking for four vehicles and featuring an EV charger, this home offers both luxury and practicality.

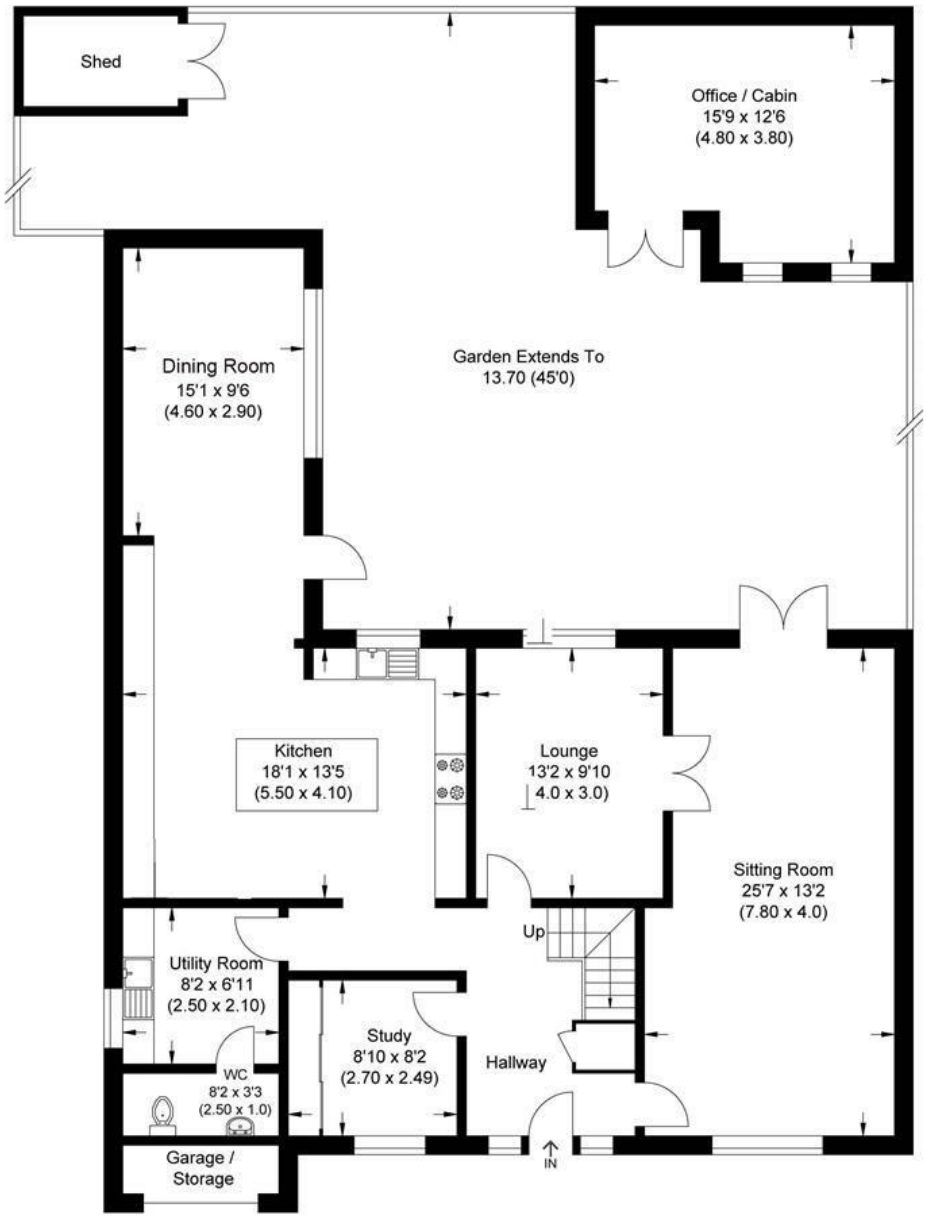
Inside, the expansive dual-aspect sitting room is complemented by a separate, more intimate lounge—perfect for relaxing or entertaining. A dedicated office includes a full wall of mirrored cloak cupboards, offering smart, discreet storage.

At the heart of the home is a show-stopping Wren kitchen, beautifully appointed with a quartz centre island and high-spec appliances, flowing into an elegant dining area. A separate, carefully designed laundry room and a stylish downstairs W/C complete the ground floor. Underfloor heating runs throughout all tiled floor areas downstairs, adding a touch of modern comfort.

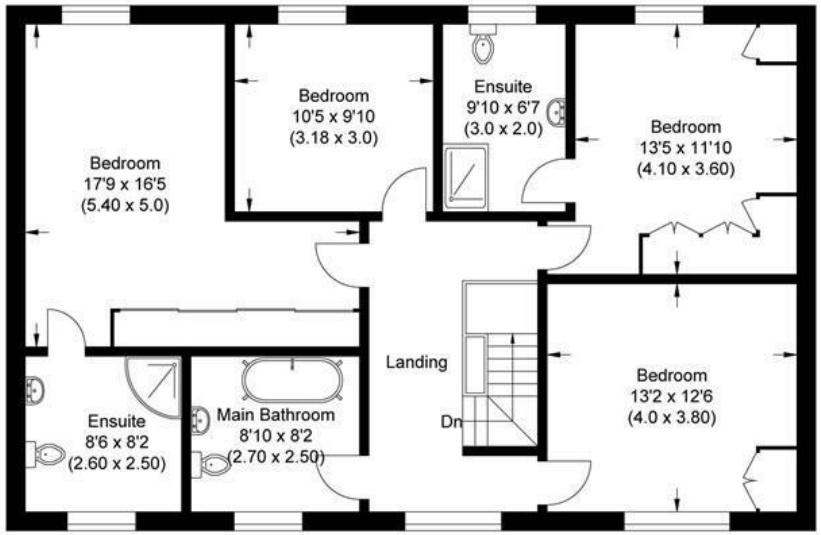
Upstairs, a generous galleried landing leads to four large double bedrooms, two of which benefit from luxurious en-suites. The family bathroom is equally impressive, featuring a classic roll-top clawfoot bath.

Outside, the low-maintenance garden offers a sun terrace ideal for entertaining, alongside a large, powered cabin—perfect as a home office, studio, or gym.

Approximate Gross Internal Area
211.22 sq m / 2273.55 sq ft
(Excludes Garage / Storage / Shed & Office / Cabin)
Office / Cabin Area 16.57 sq m / 178.35 sq ft




Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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 storm porch. Security lamp. Composite front door with glazed side panels.

**Hall**
Understairs shelved storage cupboard with consumer unit. Tiled floor. Stairs to first floor. Doors to:

**Office**
Window to front aspect. Radiator. Tiled floor. Wall to wall mirrored cloak cupboard.

**Kitchen**
Navy blue Wren kitchen with quartz countertops. Centre island with storage. Built in electric oven plus a combination oven/microwave with warming drawer beneath. Induction hood with extractor over. Inset stainless steel one and a half sink. Waste disposal. Integrated dishwasher. Integrated fridge/freezer plus space for free standing fridge/freezer. Integrated pull-out bin. Window to rear aspect. Tiled floor. Inset ceiling lights. Opens through to the dining room.

**Dining Room**
Glazed door to side aspect. Window to side aspect. Tiled floor.

**Utility / Laundry Room**
Base level units with countertop. Stainless steel sink and drainer with pull-out rinser tap. Inset ceiling lights. Hanging rails and wall shelving. Wall panelling. Free standing washing machine and tumble dryer. Obscure window to side aspect. Door to WC.

**WC**
Vanity wash hand basin. Tall storage unit. Low level flush w/c. Tiled floor. Inset ceiling lights. Extractor fan.

**Sitting Room**
Dual facing sitting room with window to front aspect and double French doors to the garden. Two radiators. Feature wall panelling.

**Lounge**
Window to rear aspect. Tall radiator. Double glazed doors to Lounge.

**First Floor**

**Landing**
Access to loft. Window to front aspect.

**Bedroom One**
Window to rear aspect. Tall radiator. Inset ceiling lights. Bank of fitted wardrobes. Door to:

**En Suite**
Double length shower with hand held and drench head shower. Low level flush w/c. Vanity wash hand basin. Extractor fan. Inset ceiling lights. Chrome ladder style radiator. De-misting LED touch mirror. Amtico flooring. Obscure window to front aspect.

**Bedroom Two**
Fitted wardrobes. Radiator. Window to rear aspect. Door to:

**En Suite**
Double length shower with hand held and drench head shower. Low level flush w/c. Vanity wash hand basin. Extractor fan. Inset ceiling lights. Chrome ladder style radiator. De-misting LED touch mirror. Amtico flooring. Obscure window to rear aspect.

**Bedroom Three**
Window to front aspect. Radiator.

**Bedroom Four**
Window to rear aspect. Wall mounted electric radiator.

**Bathroom**
Roll top bath. Pedestal wash hand basin. Low level plush w/c. Amtico flooring. Chrome ladder style radiator. Extractor fan. Obscure window to front aspect.

**Outside**

**Front**

**Driveway**
Block paved driveway for four vehicles.

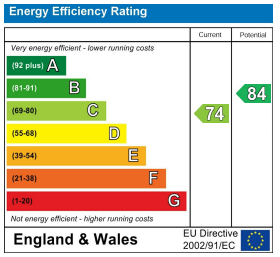
**Services Storage**
Electric roller shutter door. Houses gas fire central heating boiler. Megaflow pressurised hot water cylinder. Underfloor heating manifold. Stop cocks. Water softener.

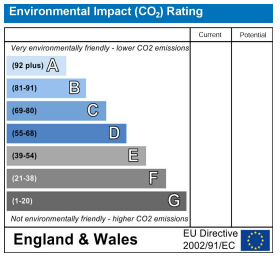
**Rear**

**Garden**
Large sun terrace. Area laid to artificial lawn. Gated side access to both sides of the property. Garden shed. Outside lighting. Outside tap.

**Cabin**
Timber cabin with power.

**Agents Note**
*Property offered chain free.
*CCTV and alarm
*Water softener
*Loft is boarded, has a ladder and a light
*Can be offered chain free




KITCHEN NOTES




BARON DE LEY
RESERVA
RIOJA









































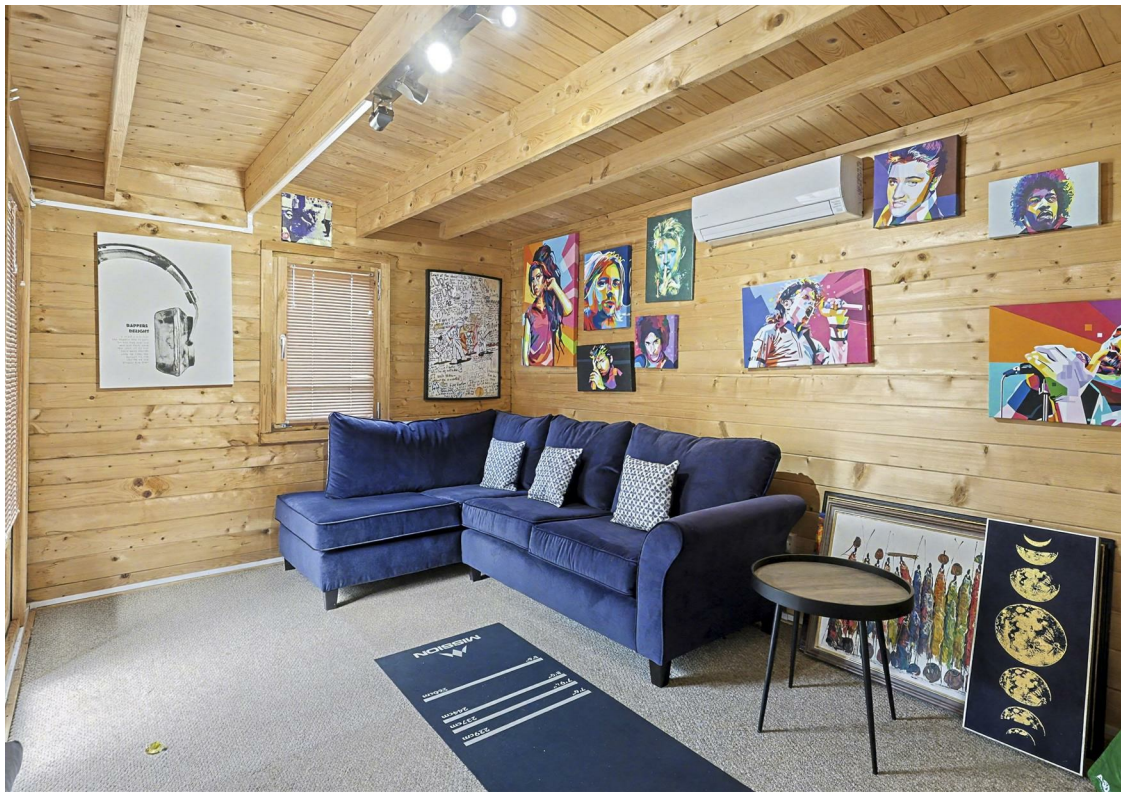











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