



7, Pegram Drive, Buntingford, Hertfordshire, SG9 9XB

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60% Shared ownership £177,000

- Luxury two double bedroom first-floor maisonette
- Bright dual-aspect open plan kitchen/living space
- Two spacious double bedrooms
- Ample storage throughout, including loft access
- Two allocated parking spaces
- Offered on a full ownership or shared ownership basis
- Contemporary kitchen with integrated appliances
- Large modern bathroom finished to a high standard
- Secure gated communal garden
- Peaceful setting on the edge of a sought-after development alongside a nature reserve

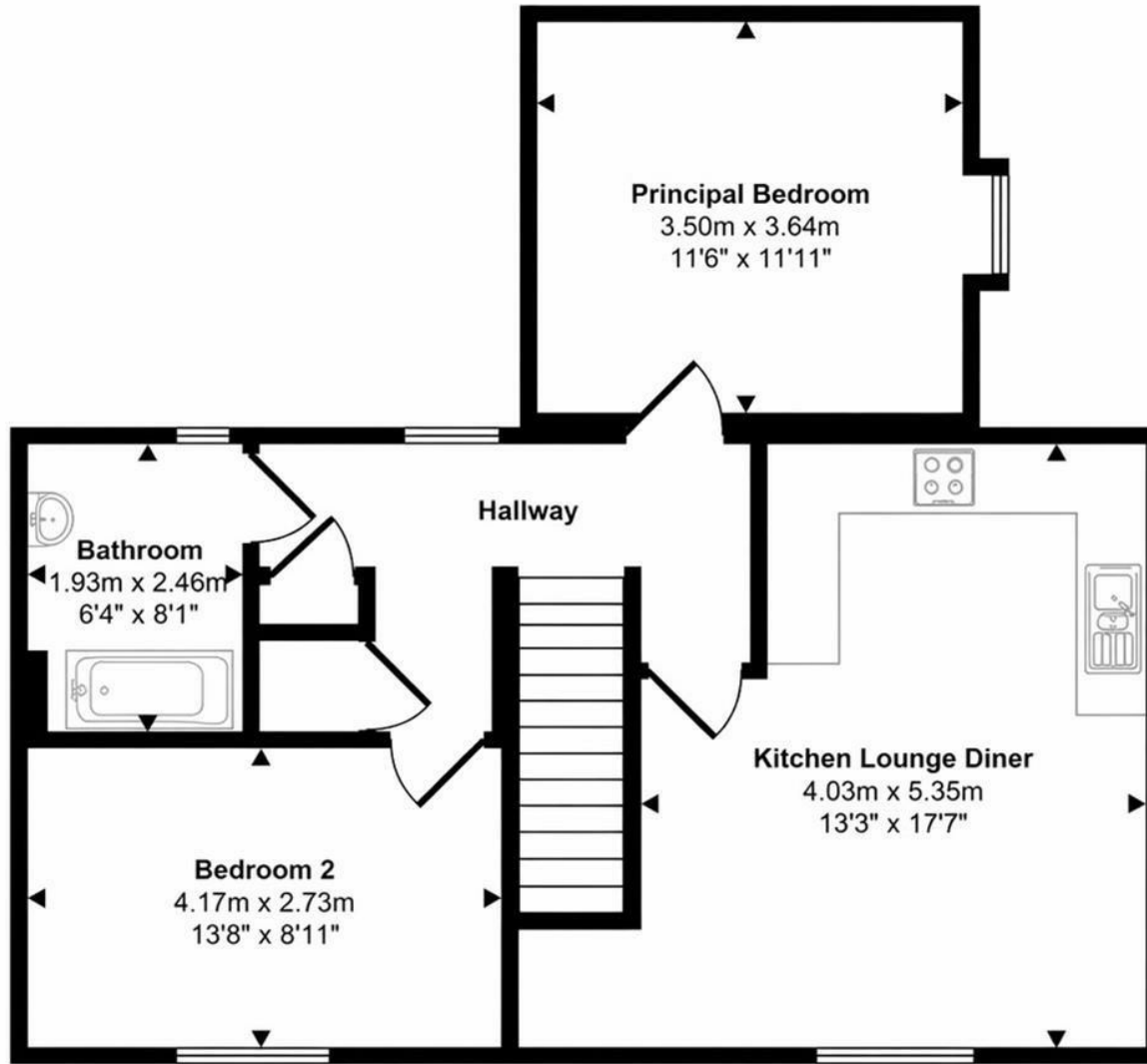
A beautifully presented two double bedroom luxury first-floor maisonette, featuring a bright dual-aspect open plan living space, two allocated parking spaces and a peaceful setting alongside a nature reserve — offered on a full ownership or shared ownership basis.

The property offers a spacious open plan kitchen/living area with integrated appliances, two generous double bedrooms and a large modern bathroom. There is ample storage throughout, including a loft.

Externally, residents benefit from a secure gated communal garden and well-maintained surroundings within this sought-after and attractive development.

Ideal for professionals, downsizers or first-time buyers seeking a refined home in a quiet yet well-connected location.

Approx Gross Internal Area
65 sq m / 705 sq ft



Floorplan

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.

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		
	83	83
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) 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		
	EU Directive 2002/91/EC	
England & Wales		

Entrance

Canopy porch. Carriage lamp.

Entrance Lobby

Stairs leading to accommodation. Wall panelling.

Landing

Window to rear aspect. Radiator. Two large storage cupboards. Doors to:

Sitting Room

Window to front aspect. Radiator. Opens through to:

Kitchen

Fitted with a range of wall and base level units with laminate countertops over. Stainless steel one and a half bowl sink and drainer. Integrated dishwasher, fridge/freezer and washing machine. Built-in 4 ring gas hob and single oven with stainless steel splash back and extractor over. Tiled splash backs. Window to side aspect. Houses combi boiler.

Bedroom One

Radiator. Window to side aspect. Access to loft.

Bedroom Two

Window to front aspect. Radiator.

Bathroom

Comprising of panel bath with shower over and glazed shower screen. Low level flush w/c. Pedestal wash hand

basin. Chrome ladder style radiator. Inset ceiling lights. Partially tiled walls. Tiled floor. Obscure window to rear aspect.

Outside**Communal Garden**

Fenced communal garden with gate access. Timber shed.

Parking

Two allocated parking bays. (A & B)

Agents Note

Council tax band C

Lease: 122 years

Loft - no ladder or boarding

No ground rent

Shared ownership share 60% monthly rent £474.35 includes service charge

Housing Association: Hightown

Please ask for eligibility form to complete prior to viewing (shared ownership)

