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179 Monks Walk, Buntingford, SG9 9DU

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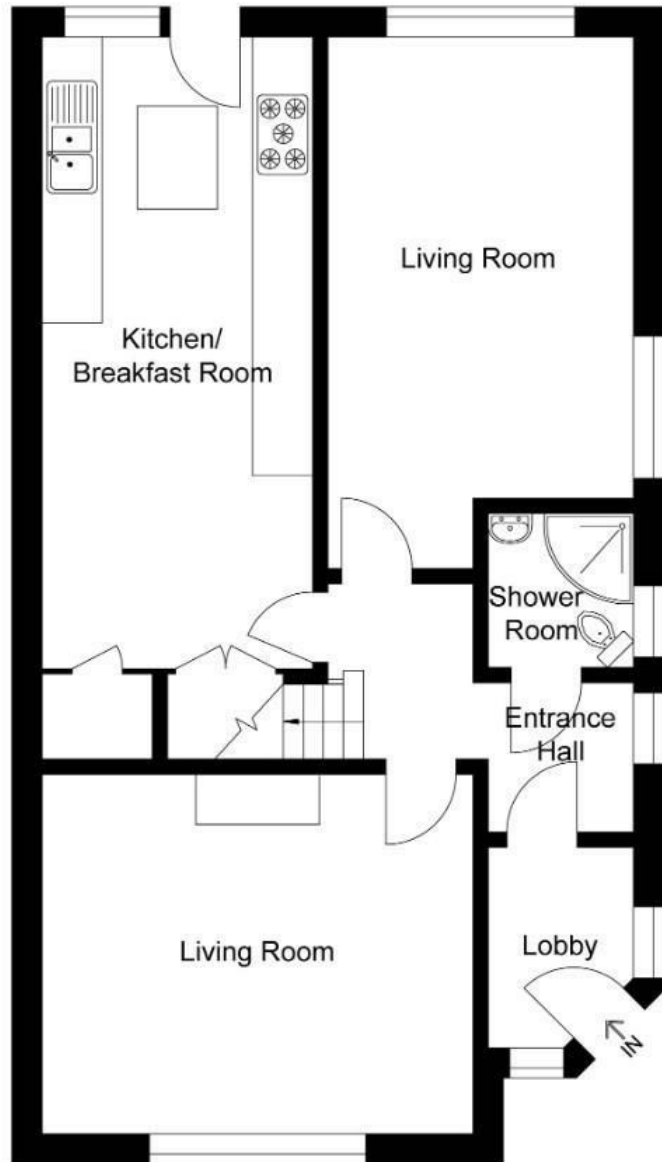
Price £485,000

Set in quiet corner of this cul-de-sac , this well laid out semi detached family home with versatile accommodation could be used as either three or four bedroom property. The property benefits from shower room downstairs as well as family bathroom to the first floor.

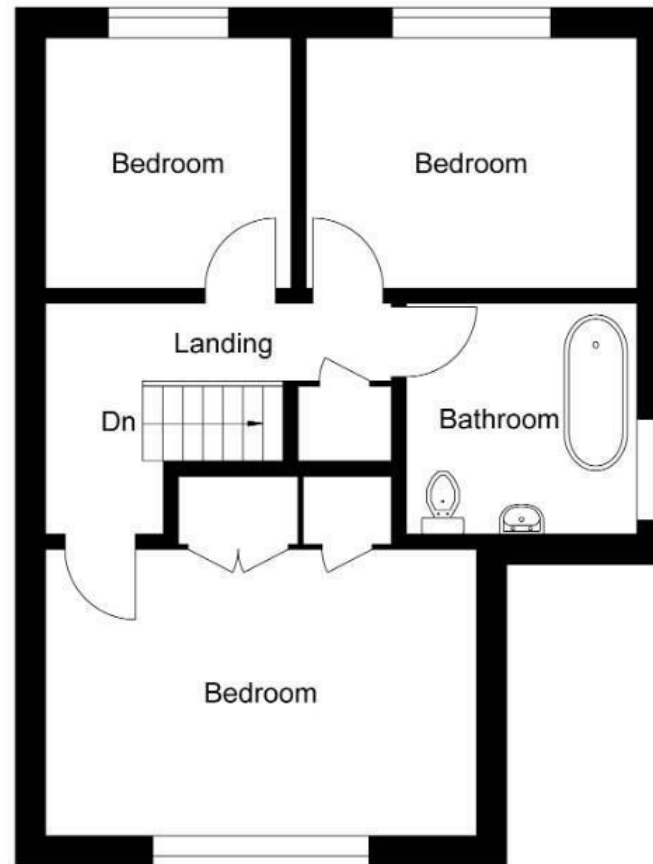
- Spacious family home.
- Living room with feature fireplace.
- Spacious well fitted kitchen / breakfast room.
- Elegant refitted family bathroom.
- Small front garden.
- Downstairs shower room.
- Second living room / Bedroom four.
- Master bedroom and two further double bedrooms.
- Detached single garage with drive.
- Low maintenance rear garden.

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Approximate Gross Internal Area
105.60 sq m / 1136.66 sq ft
(Excludes Garage)



Ground Floor



First Floor

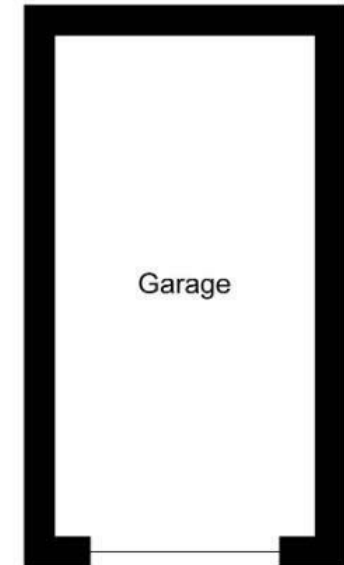


Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor

Entrance

Composite front door with glazed inserts. Inset light over.

Lobby

uPVC windows to sides. Glazed door to entrance hall.

Entrance Hall

Doors to all ground floor rooms. Turning stairs to first floor.

Shower Room

1.65 x 1.4 (5'4" x 4'7") - Suite comprising of a low level w/c, hand wash basin, walk in corner shower, heater towel rail. Tiled walls, uPVC obscure double glazed window to side.

Living Room

4.359 x 3.64 (14'3" x 11'11") - A bright cozy room with built in storage, a gas fire and uPVC double glazed window to front aspect. Fitted carpets.

Kitchen / Breakfast Room

6.3 x 2.74 (20'8" x 8'11") - A modern kitchen fitted with a range of high gloss white wall and base units along with a wooden worktop. Integrated gas hob with extractor fan over, inset sink with drainer. A Velux window allows light to flood in making a bright airy space. uPVC window to rear. Glazed uPVC door to rear. Tiled splash back. Door leading to garden. Tiled flooring, under stairs storage.

Bedroom Four / Family Room.

4.5 x 3.1 (14'9" x 10'2") Dual aspect with uPVC window to side and rear.

First floor

Landing

Split landing with doors to all first floor rooms and airing cupboard.

Master Bedroom

4.33 x 2.916 (14'2" x 9'6") - Large uPVC double glazed window to front with radiator beneath. Built in storage.

Bedroom Two

2.415 x 3.415 (7'11" x 11'2") - Large uPVC double glazed window to rear, with radiator beneath.

Bedroom Three

2.431 x 3.417 (7'11" x 11'2") - Double glazed uPVC window to rear with radiator beneath

Family Bathroom

2.41 x 2.33 (7'10" x 7'7") - Modern white suite comprising of a free standing bath, floating wash hand basin & low level. Obscure double glazed uPVC window to side.. Tiled walls and floor. Shaving point.

Outside

Front Garden

Large block pavior drive to front and side. Mature shrubs.


Rear Garden

Low maintenance with decking with inset lights. Outside tap. Gated access to side.

Detached Single Garage

Approached by block pavior drive and twin gates. Up and over door, power and light.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, Hunters 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 Hunters estate agents.







