



## Hummerston Close, Buntingford

- Large well appointed kitchen dining room.
- Large entrance hall and downstairs cloakroom.
- Further double bedroom and large single bedroom.
- Good sized rear garden.
- Living room with patio doors onto rear garden.
- Master bedroom with luxury en suite shower room.
- Luxury family bathroom.
- Large driveway to side of property.

**Asking Price £490,000**

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# Hummerston Close, Buntingford

## DESCRIPTION

Built by Weston Homes in 2019, The Scott (plot 53) represents a quality build three bedroom family home with a large driveway set on this small development close to the heart of town.

Large well appointed kitchen dining room.

Living room with patio doors onto rear garden.

Large entrance hall and downstairs cloakroom.

Master bedroom with luxury en suite shower room.

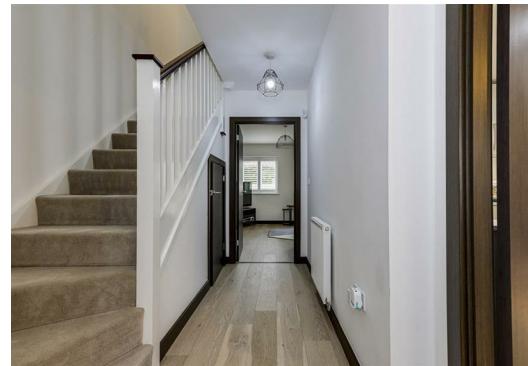
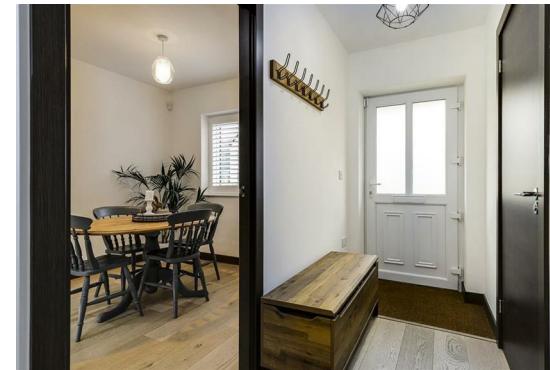
Further double bedroom and large single bedroom.

Luxury family bathroom.

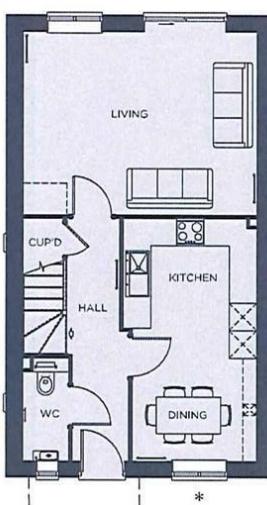
Good sized rear garden.

Large driveway to side of property.

Council tax band; E







### THE SCOTT

PLOTS 8, 11, 12, 14, 17, 30, 33, 44, 45, 52, 53, 55, 56

Total Area 95.14m<sup>2</sup> 1024ft<sup>2</sup>

Kitchen/Dining 2900mm x 5300mm  
9'6" x 17'5"

Living 5095mm x 4000mm  
16'9" x 13'1"

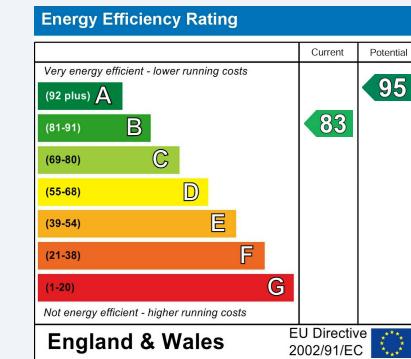
Bedroom 1 4080mm x 3643mm  
13'5" x 11'11"

Bedroom 2 3118mm x 3332mm  
10'3" x 10'11"

Bedroom 3 1902mm x 3332mm  
6'3" x 10'11"

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

## Viewing

Please contact our Hunters Buntingford Office on 01763 272391 if you wish to arrange a viewing appointment for this property or require further information.

34 High Street, Buntingford, SG9 9AQ

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