



HUNTERS[®]

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18 Miles Way, Buntingford, SG9 9GD

Spacious five bedroom detached family house, arranged over three floors, situated on the popular Knights Walk development which is within walking distance of all the town's schools, High Street shops and other town centre amenities. The master bedroom not only has an en-suite shower room but also a dressing area. Features include five double bedrooms, downstairs cloakroom, two reception rooms, a large kitchen/diner and two further bathrooms. The property has a driveway leading to the single garage and front and rear gardens.

- Fabulous 5 bedroom detached family home
- Large sitting room
- Large kitchen / diner
- Shower room plus bathroom
- Secure garden with side access
- No upward chain!
- Office
- Master bedroom with en-suite and dressing area
- Double glazed throughout
- Walking distance to town



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	92
(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 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		
England & Wales	EU Directive 2002/91/EC	

Miles Way

Approximate Gross Internal Area = 1807 sq ft / 167.9 sq m

Garage = 151 sq ft / 14 sq m

Total = 1958 sq ft / 181.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Ground Floor

Entrance

Entrance Hall

With Amtico flooring, stairs to first floor landing, under stairs storage cupboard door to:

Study

10'2" x 7'10"

Window to front aspect, radiator.

Reception Room

14'11" x 11'8"

Window to front aspect, radiator.

Cloakroom

Fitted with a suite comprising pedestal wash hand basin with tiled splash back area, low flush wc, extractor fan, radiator, Amtico flooring.

Kitchen / Dining Room

26'5" x 10'7"

Windows to rear aspect and French doors to rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a one and a half bowl single drainer sink unit with mixer tap, inset four ring AEG gas hob with stainless steel splash back and extractor hood over, AEG double oven with grill, integrated washing machine, dishwasher and fridge/freezer. Cupboard containing Ideal Logic gas fired boiler, two double radiators, Amtico flooring.

First Floor

Landing

Window to front aspect, radiator, built-in airing cupboard, stairs to second floor landing, doors to:

Master Bedroom

18'10" x 11'1"

Window to front aspect, radiator, door to en-suite and open to:

Dressing Room

Fitted with a range of wardrobe cupboards, radiator.

En Suite

Window to rear aspect with obscured glass. Fitted with a suite comprising walk-in shower cubicle with mains shower, pedestal wash hand basin, low flush wc, tiled splash back areas, heated towel rail, tiled flooring.

Family Bathroom

Window to rear aspect with obscured glass. Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, low flush wc, tiled splash back areas, heated towel rail, tiled flooring.

Bedroom Two

13'1" x 8'0"

Window to front aspect, radiator.

Bedroom Three

11'5" x 9'6"

Window to rear aspect, radiator.

Second Floor

Landing

With doors to:

Bedroom Four

17'5" x 11'9"

Window to front aspect and double glazed Velux window to rear aspect, radiator. Loft access.

Bedroom Five

17'5" x 11'1"

Window to front aspect and double glazed Velux window to rear aspect, radiator.

Family Shower Room

Window to rear aspect with obscured glass. Fitted with a suite comprising walk-in shower cubicle with mains shower, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator, tiled flooring.

Outside

Front Garden

Established front garden with shrubs and pathway to front door.

Rear Garden

Gated access to rear garden. The rear garden benefits from large paved patio area & lawn. Outside tap.

Garage

Driveway providing parking for two vehicles which turn leads to the garage with up & over door, light and power connected.

Agents Note

End of chain. Target month for completion July 2024.









