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11 Hare Street Road, Buntingford, Hertfordshire, SG9 9HN

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£2,900 Per Month

This substantial and versatile property offers generous accommodation arranged over two floors, ideal for families or tenants requiring flexible living and bedroom space.

Upstairs comprises four well-proportioned double bedrooms, all benefiting from fitted wardrobes. Bedrooms one and two feature en-suite bathrooms, while a main family bathroom with shower serves the remaining rooms. Additional eaves storage and loft space provide excellent storage options.

The ground floor offers exceptional flexibility, with two reception rooms and the potential to create a third reception or additional double bedroom, allowing for up to three double bedrooms downstairs if required. Further benefits include a downstairs WC, a separate shower room with sauna, and dedicated space and plumbing for a washer and dryer (no white goods included).

Externally, the property boasts a large private garden, driveway parking for up to seven vehicles, and an outbuilding offering further storage or workspace. An impressive outdoor kitchen area complete with pizza oven makes this home ideal for entertaining.

Must be viewed to appreciate the 3017 sq ft of space

EPC Rating D

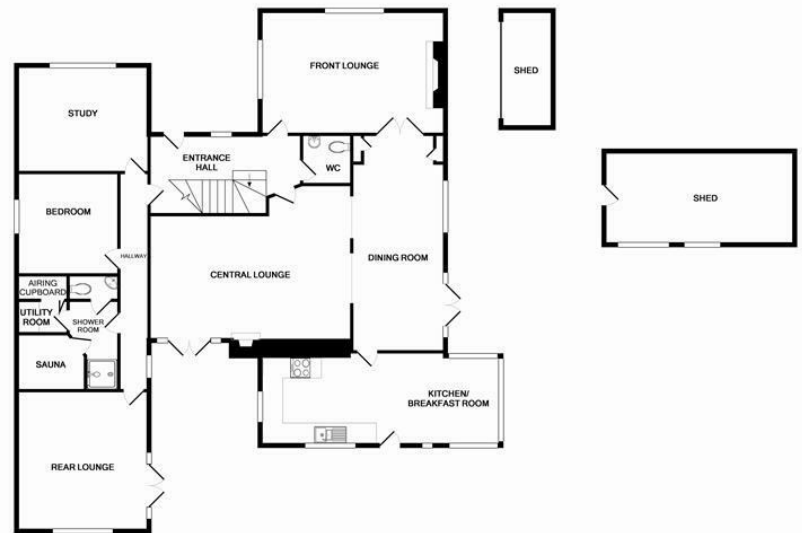
Council Tax Band E

Holding Deposit ( Equivalent to 1 weeks rent) 669.00

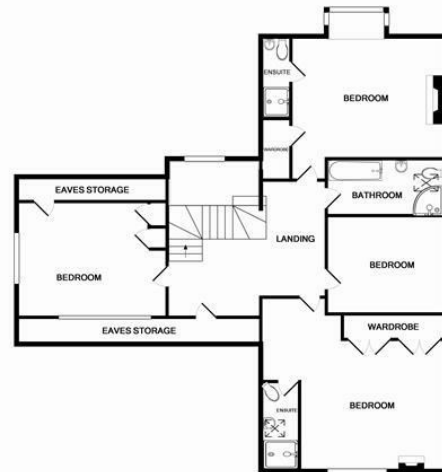
Deposit 3346.00

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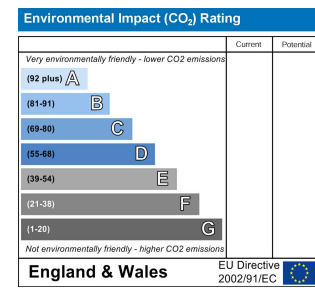
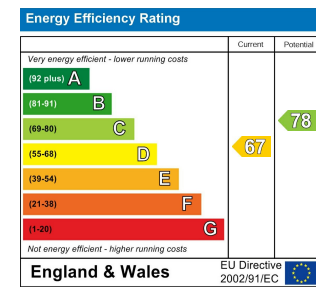


GROUND FLOOR  
APPROX. FLOOR  
AREA 1866 SQ.FT.  
(172.4 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 1163 SQ.FT.  
(107.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3017 SQ.FT. (280.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>78</b>   |
| (55-68) <b>D</b>                                   | <b>67</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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, 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.









