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48, Monks Walk, Buntingford, Hertfordshire, SG9 9DR

£590,000

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Asking Price £590,000

Situated in the highly sought-after area of Monks Walk, Buntingford, this impressive detached family home offers generous and versatile accommodation, extending to approximately 1,722 sq ft.

Thoughtfully laid out for modern family living, the property boasts four well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite. The spacious sitting room provides an excellent setting for relaxing, while a separate dining room offers the perfect space for entertaining and family gatherings. To the rear, the kitchen enjoys views over the garden, complemented by a useful utility room.

Further enhancing the flexibility of the accommodation is a separate study, which could equally serve as a playroom or additional reception space, depending on individual needs. There is also a well-appointed four-piece family bathroom, alongside the ensuite.

Occupying a particularly pleasant position tucked away in a quiet corner of the development, the property enjoys a sense of privacy and tranquillity. Externally, the generous driveway provides off-street parking for up to four vehicles.

An excellent opportunity to acquire a substantial and versatile family home in a popular Buntingford location.

- Large four bedroom detached home
- Four piece family bathroom plus ensuite to bedroom one
- Seperate dining room
- Large utility room
- Downstairs cloakroom
- Corner plot within a quiet cul-de-sac
- Large sitting room
- Kitchen overlooking the rear garden
- Study / Playroom
- Driveway for four vehicles

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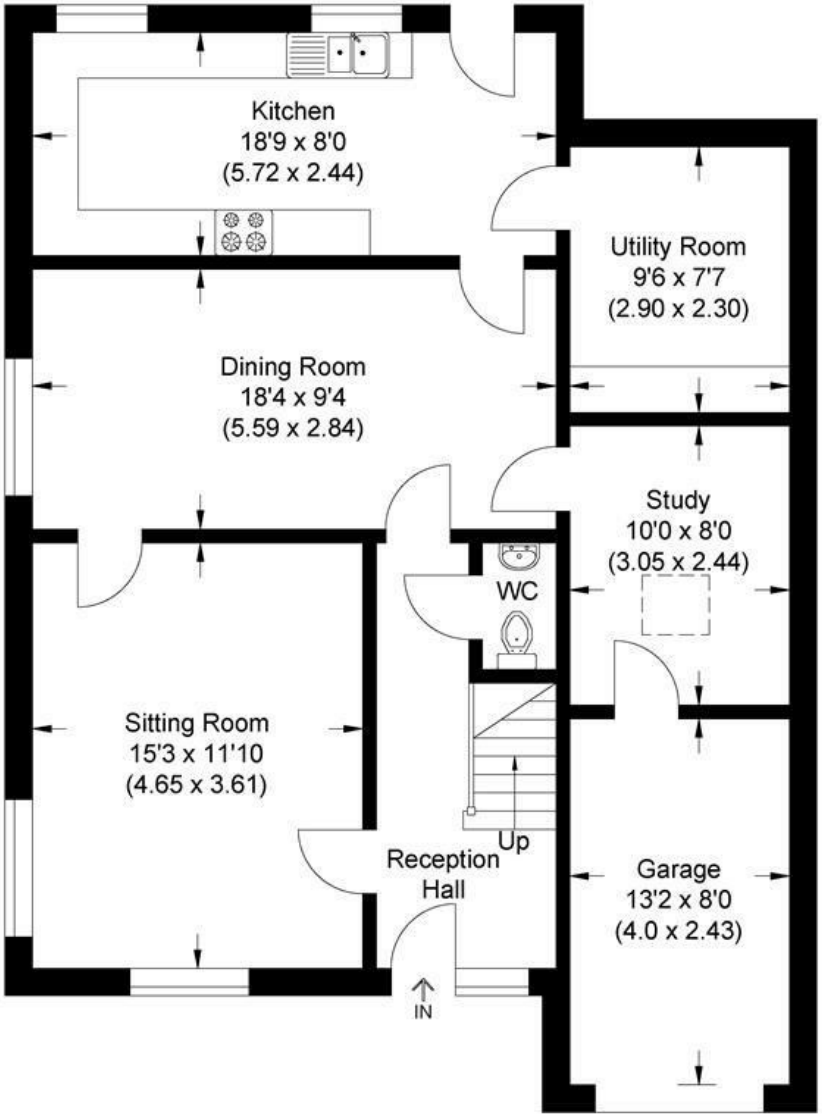
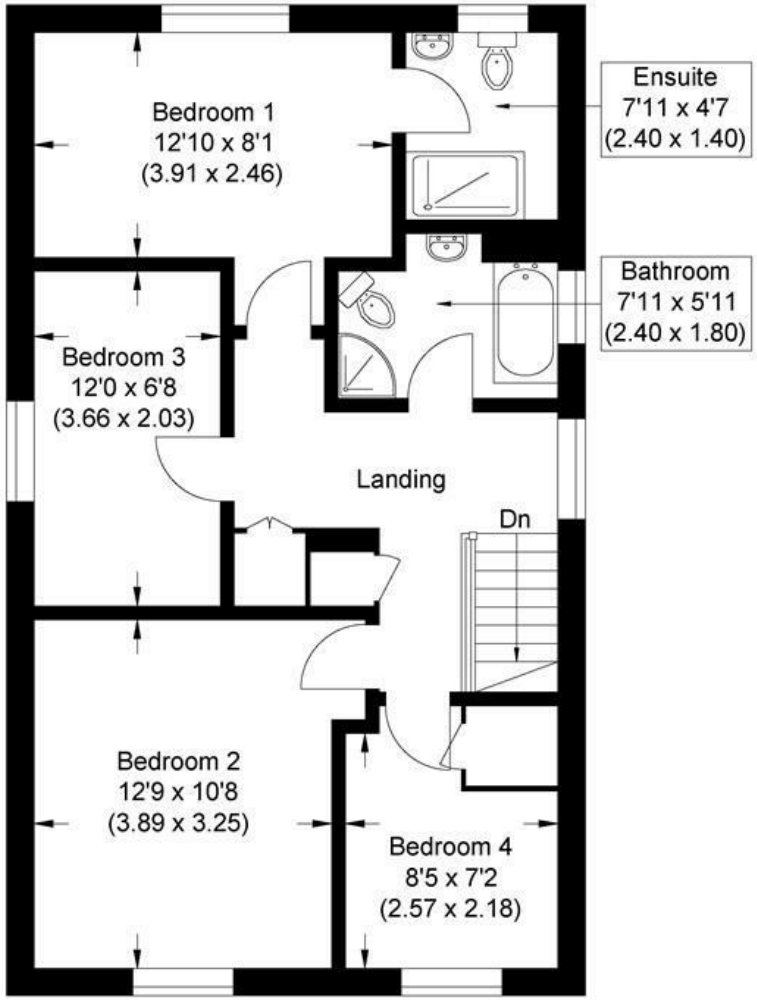
Approximate Gross Internal Area
142.98 sq m / 1539.02 sq ft
(Includes Garage)
Garage Area 9.60 sq m / 103.33 sq ft



Ground Floor



First Floor

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

Entrance
Canopy porch. Security light. Composite and glazed front door.

Entrance Hall
Inset front door mat. Obscure window to front aspect. Wood effect flooring. Stairs to first floor. Radiator. Doors to:

Cloakroom
Low level flush w/c. Vanity wash hand basin. Partially tiled walls. Tiled floor.

Sitting Room
Large windows to front and side aspect. Feature gas fireplace. Radiator. Wood effect flooring. Through to:

Dining Room
Window to side aspect. Wood effect flooring. Radiator. Doors to:

Kitchen
Fitted with a range of wall and base level units with laminate countertop over. Tiled splash backs. Stainless steel twin sink and drainer. Integrated 4-ring gas hob with stainless steel splash back. Integrated double oven. Space and plumbing for dishwasher. Inset ceiling lights. Radiator. Two large windows to the garden aspect. Door to garden. Door to:

Utility Room
Wall and base level units. Plumbing for washing machine. Houses boiler. Water softener.

Study / Playroom
Radiator. Skylight. Door to garage.

First Floor

Galleried Landing
Window to side aspect. Shelved airing cupboard housing hot water cylinder. Large linen cupboard. Access to loft. Doors to:

Bedroom One
Window to rear aspect. Radiator. Door to:

En-Suite Shower
Vanity wash hand basin. Low level flush w/c. Double length walk-in shower. Fully tiled. Heated towel rail. Obscure window to rear aspect.

Bedroom Two
Window to front aspect. Radiator. Inset ceiling lights.

Bedroom Three
Window to side aspect. Radiator. Wardrobes.

Bedroom Four
Window to front aspect. Inset ceiling lights. Wood effect flooring.

Bathroom
Panel bath with shower attachments. Corner shower unit with drench head. vanity wash hand basin. Low level flush w/c. Fully tiled. Obscure window to side aspect. Extractor fan.

Outside

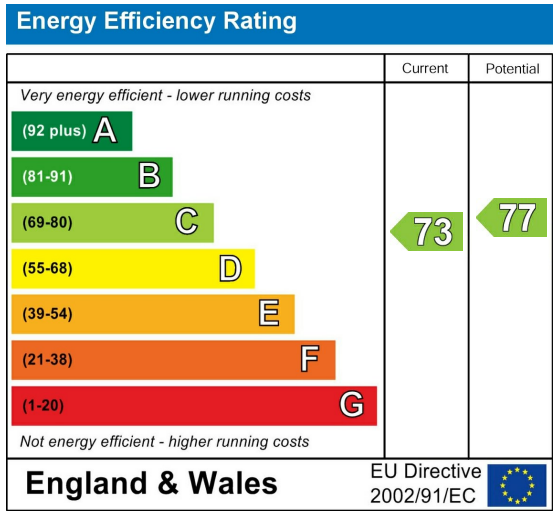
Front

Driveway
Block paved with enough space for four vehicles. Access to side.

Garage
New up and over door. Power. Houses consumer unit. Internal door to study/playroom.

Rear Garden
Paved patio area. Laid to lawn. Side access. Outside tap and power sockets.

Agents Note
Freehold
Loft partially boarded, has a light and a ladder.
Boiler is approximately 5 years old.
Council tax band: E



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 network of IWestates estate agents.





















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