



iwestates.com

262 Monks Walk, Buntingford, Hertfordshire, SG9 9EL

262 Monks Walk, Buntingford, Hertfordshire, SG9 9EL

Guide Price £540,000

- Link-Detached three-bedroom family home on corner plot
- Spacious dual-aspect lounge with wood-burning stove and brick fireplace
- Separate utility room for added convenience
- Four-piece family bathroom plus separate shower room plus a downstairs W/C
- Driveway for two vehicles and a link-detached garage
- Three reception rooms including lounge, dining room, and study
- Large kitchen with ample cupboard storage
- Everest double glazing
- Enclosed, private garden that is not overlooked
- In a sought-after location close to schools and the high street

Occupying a delightful corner plot, this impressive 1696 sqft detached three-bedroom home offers a great balance of space, character, and practicality—ideal for families.

Inside, there are three well-proportioned reception rooms, including a lounge, dining room, and a versatile study. The dual-aspect lounge is a standout feature, filled with natural light and centred around a wood-burning stove set within a charming brick fireplace.

The spacious kitchen provides ample cupboard storage and is complemented by a separate utility room, along with a convenient downstairs W/C.

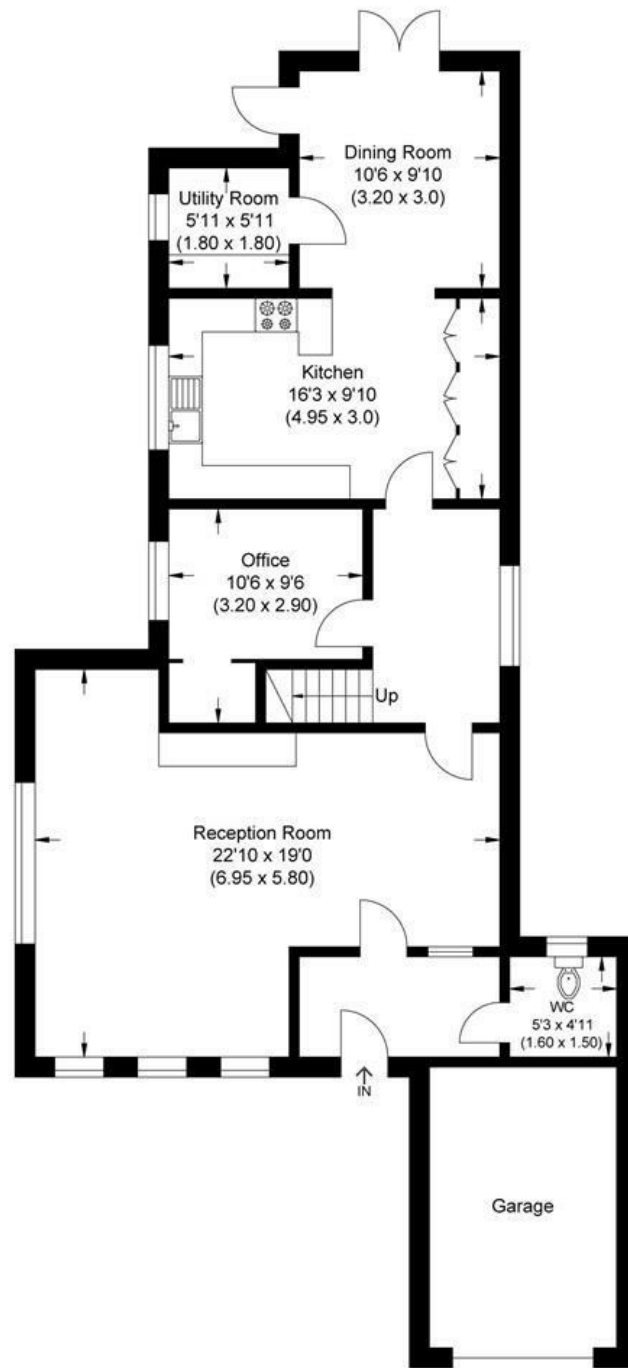
Upstairs, the property offers three good-sized bedrooms, a four-piece family bathroom, and an additional separate shower room—perfect for busy households.

Externally, there is an enclosed, private garden that is not overlooked, plus a driveway for two vehicles and a link-detached garage.

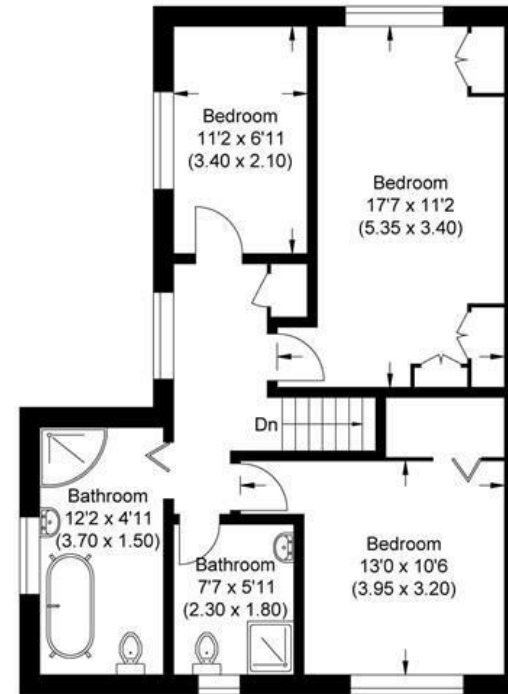
Located close to local schools and the high street, this characterful home presents an excellent opportunity for family living.

iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Approximate Gross Internal Area
139.82 sq m / 1505.01 sq ft
(Excludes Garage)



Ground Floor



First Floor

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

Entrance

Composite front door with obscure glazed insets. Outside light.

Entrance Hall

Wood effect ceramic porcelain tiled flooring. Storage. Radiator. Window to rear aspect. Doors to:

W/C

Low level flush w/c. Pedestal corner wash hand basin with mixer tap over. Tiled walls. Wood effect tiled flooring. Towel rail. Obscure window to rear aspect.

Living Room

Three windows to the front aspect. Two radiators. Window to the side aspect. Brick feature fireplace with slate polished hearth and wood burning stove. Bamboo flooring framed with mosaic tiles. Wall mounted lighting.

Inner Lobby

Vinyl flooring. Window to the side aspect. Radiator. Doors to:

Study

Laminate flooring. Window to side aspect. Radiator. Large storage cupboard.

Kitchen

Fitted with a range of wall, base and full height units in cream with timber countertops. One and a half bowl sink and drainer with mixer tap over and Insink Erator. Built in 4 ring gas hob with extractor over. Integrated Smeg oven. Integrated Candy dishwasher. Tiled splash backs. Tiled flooring. Window to the side aspect.

Dining Room

Tiled floor. Skylight. Double French doors leading to garden. Radiator. Glazed door to side aspect. Radiator.

Utility Room

Fitted with wall and base level units. Window to side aspect. Houses Domextra water softener and Worcester boiler. Miele washing machine. Tiled floor.

First Floor

Landing

Window to side aspect. Shelved airing cupboard housing hot water tank. Doors to:

Bedroom One

Fitted wardrobes. Window to rear aspect. Wood flooring. Access to loft. Radiator.

Bedroom Two

Large walk-in storage cupboard. Window to front aspect. Radiator.

Bedroom Three

Window to side aspect. Radiator.

Bathroom

Corner shower unit with tempered glazed sliding doors and Aqualisa shower and hand held head. Pedestal wash hand basin with mixer tap over. Large bath with central mixer tap. Low level flush w/c. Wooden flooring. Inset ceiling lights. Heated towel rail. Fully tiled walls. Obscure window to side aspect.

Shower Room

Shower unit with tempered glazed door and surround. Triton Aspirante power shower. Pedestal wash hand basin with mixer tap. Low level flush w/c. Radiator. Wall mounted mirrored medicine cabinet. Half tiled walls. Inset ceiling lights. Obscure window to front aspect.

Outside

Front Garden

Laid to lawn. Mature bushes and boarders. path leading to entrance and to the side of the property.

Rear Garden

Large patio area. Mature shrubs, flowers and bushes. Lawn to rear of garden. Greenhouse. Wrap around path with gated access to side. Outside tap. External light. 2 sheds

Driveway

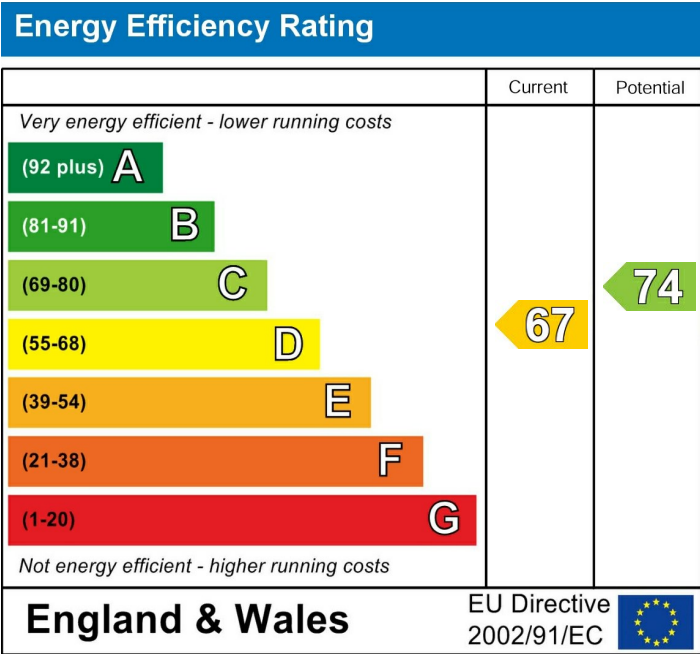
Parking for two vehicles.

Garage

Link-detached garage with up and over door.

Agents Notes

Council Tax Band: E (£3,001.27 p.a. - subject to change)
Worcester boiler (serviced annually) and Domextra water softener located in the utility room
Loft access located in bedroom one - partially boarded with ladder and light.



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.







