



iwestates.com

10, Parkside, Royston Road, BUNTINGFORD, Hertfordshire, SG9 9RT

10 Parkside, Royston Road, Buntingford, Herts

Price Guide £800,000

- Detached bungalow built in 1930 with many original period features
- Set on a generous quarter-acre plot
- Large kitchen/dining room complemented by a separate utility room
- Downstairs shower room
- Extensive carriage driveway providing parking for up to five vehicles plus a powered garage
- Located on the peaceful north side of Buntingford in a quiet, sought-after setting
- Spacious dual-aspect sitting room with French doors opening onto a west-facing garden
- Two well-proportioned bedrooms located on the ground floor
- First floor offering a further bedroom, family bathroom, and two versatile rooms ideal as studies or guest rooms
- Stunning 100ft secluded rear garden featuring two timber sheds and a fully powered cabin

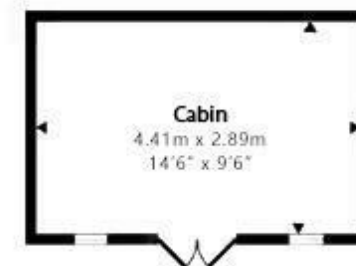
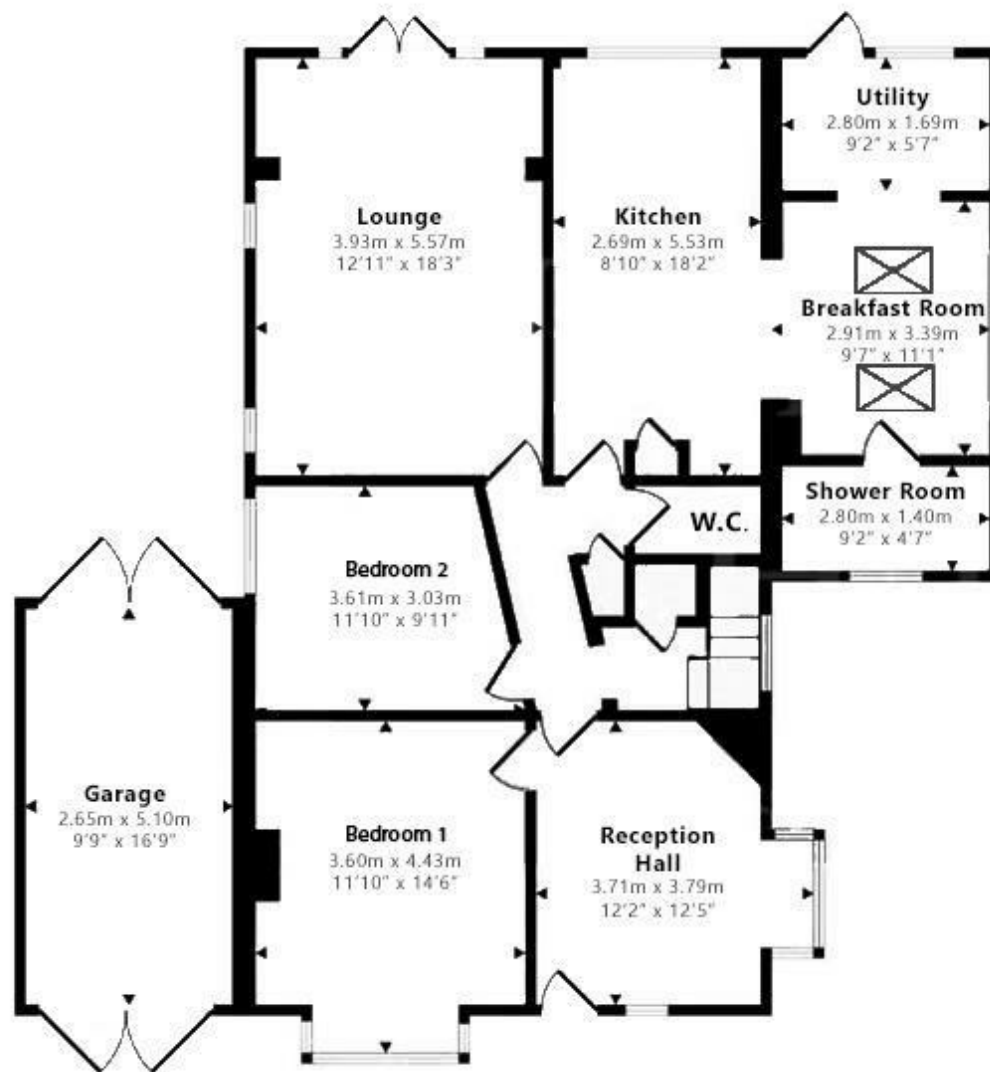
Set on the peaceful northern side of Buntingford, this beautifully maintained detached bungalow, originally built in 1930, sits on an impressive quarter-acre plot and retains a wealth of charming period features, including original fireplaces, doors, and deep skirting boards.

The property welcomes you with a bright and inviting entrance hall, leading to two well-proportioned ground floor bedrooms. A standout feature is the spacious dual-aspect sitting room, filled with natural light and complete with French doors opening onto a stunning west-facing garden. The generous kitchen/dining room provides an ideal space for both everyday living and entertaining, further complemented by a separate utility area and a convenient downstairs shower room.

Upstairs, a large landing leads to an additional bedroom, a family bathroom, and two versatile rooms that could serve as studies, hobby spaces, or guest accommodation.

Externally, the home continues to impress with a carriage driveway offering parking for up to five vehicles, alongside a powered garage with rear access. The beautifully secluded garden extends to approximately 100ft in length and features two timber sheds and a fully powered cabin, perfect for a variety of uses.

This immaculate home combines character, space, and flexibility in a truly tranquil setting.



Total Internal Area
198sqm/2134sqft

Entrance
Canopy entrance porch with a carriage lamp and an original 1930's front door.

Reception Hall
Window to front aspect and box bay window to side aspect. Radiator. Original 1930s fireplace with an electric fire insert.

Bedroom One
Box bay window to front aspect. Radiator. Original 1930s fireplace (requires re-commissioning before use).

Bedroom One is currently utilised by the vendors as a dining room. The accompanying image is an artist's impression, enhanced using AI, to illustrate the room's potential as a bedroom.

Inner Lobby
Turning stairs to first floor with window to side aspect. Understairs storage cupboard. Radiator. Further storage cupboard.

Bedroom Two
Window to side aspect. Radiator.

W/C
Pedestal wash hand basin. Low level flush WC. Fully tiled. Radiator. Extractor fan. Light tunnel.

Sitting Room
Dual aspect with a window to the side and French doors opening onto the garden. Two radiators.

Kitchen / Dining Room
Kitchen: Fitted with Magnet wall and base units with granite worktops over. Tiled splashbacks. Inset one and a half bowl ceramic sink with chrome mixer tap over. Space for electric cooker with extractor over. Space for washing machine, dishwasher and fridge/freezer. Built-in storage cupboards. Oil-fuelled

boiler. LVT flooring. Window to garden aspect. Radiator.

Dining: Window to side aspect. Storage cupboard. LVT flooring. Radiator. Two Velux windows. Opens through to:

Utility
Fitted with wall and base units with laminate worktops over. Stainless steel sink and drainer. Space for tumble dryer. uPVC door to garden. Window to rear aspect.

Shower Room
Walk-in double-length shower with power shower. Vanity wash hand basin. Low level flush WC. Chrome ladder-style radiator. Obscure window to front aspect. Fully tiled. Extractor fan. Loft access housing water tank for the shower.

First Floor
Landing
Radiator. Two Velux windows. Inset ceiling lights. Airing cupboard.

Bedroom Three
Wall to wall built in wardrobes. Radiator. Vanity wash hand basin with tiled surround. Dual aspect windows to side and rear.

Bathroom
Comprising of panel bath with shower over. Low level flush w/c, Pedestal wash hand basin. Chrome ladder style radiator. Stone floor. Velux window.

Study
Velux window. Radiator. Inset ceiling light.

Guest Room
Dual aspect window to side and front aspect. Built in wardrobes. Inset ceiling lights.

Outside

Front
Mature shrubs. Side access. Access to the garage.

Driveway
Carriage gravel driveway providing space for up to five cars. Access to garage and side.

Garage

West Facing Rear Garden
Mostly laid to lawn framed by mature hedges. Powered and alarmed cabin. Two timber sheds. Rear access to the garage.

Agents Note
Alarm system
Oil boiler located in the kitchen - last serviced April 2025.
Disclaimer: Bedroom One is currently utilised by the vendors as a dining room. The accompanying image is an artist's impression, enhanced using AI, to illustrate the room's potential as a bedroom.

