

iwestates.com

Benn Cottage, Hare Street, Buntingford, SG9 0EA £450,000

Benn Cottage, Hare Street, Buntingford, SG9 0EA

Price £450,000

Beautifully presented and finished to an exceptional standard, this stunning three-bedroom semi-detached home offers the perfect blend of contemporary style, practicality and peace of mind. Built just six years ago and still benefiting from the remainder of its NHBC warranty, it is an ideal choice for buyers looking for a home they can move straight into and enjoy.

At the heart of the property is a bright and spacious open-plan living area, perfectly designed for modern family life and entertaining. The sleek, contemporary kitchen is fitted with quality appliances and stylish finishes, creating a space that is as practical as it is attractive. Upstairs features three good sized bedrooms and a well appointed family bathroom.

Outside, the generous east-facing rear garden provides a wonderful setting for relaxing and entertaining, while two allocated parking spaces add everyday convenience.

Situated within a sought-after village with excellent access to the A10, this superb home combines the charm of village living with outstanding connectivity, making it perfect for commuters, families and those looking to downsize without compromising on quality.

- Air-Source heat pump
- Open plan living area
- Bi-folds to the garden
- Great Village location
- Very nicely presented and includes internal shutters to windows
- Underfloor heating
- High specification
- Two Allocated parking bays to rear
- Three bedrooms
- Well equipped kitchen including high spec integrated appliances

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

Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

Entrance Hall
Down lights to ceiling. RCD Board on wall. Stairs to first floor.

Cloakroom
Low flush WC. Wash hand basin with mixer tap. Splashback tiling. area to hang coats. Heat pump boiler supplying hot water and central heating.

Lounge/Dining Area
Down lights to ceiling. Window to front. Bi Folding doors to rear.

Kitchen Area
Excellent range of wall and floor units. Attractive work surfaces extend in to a breakfast bar, matching splash backs and shaped in drainer with single basin stainless steel sink unit with mixer tap. High Spec Integrated washing machine, dishwasher, fridge, freezer, oven with microwave above it plus hob with extractor above. Window to rear.

Landing
Ceiling down lights.

Bedroom 1
Window to rear. Ceiling down lights.

Bedroom 2
Window to rear. Ceiling down lights.

Bedroom 3
Window to front. Ceiling down lights. Access to boarded loft via built in loft ladder.

Bathroom
White suite comprising of an oval shaped bath with mixer tap and shower attachment on side. Separate shower cubicle. Low flush WC with concealed cistern. Vanity wash hand basin with mixer tap. Half height tiling to walls with matching tiling to floor. Ceiling down lights. Window to front. Extractor fan.

Outside

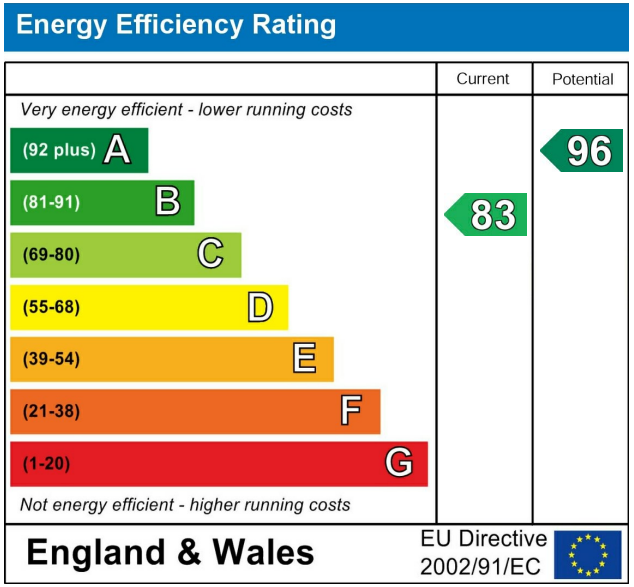
Front Garden
Footpath leads to front door and side gate. Flower borders.

Rear Garden
Good size patio area directly behind leads to lawn. Fully fenced. Gate to side and rear which leads to the parking area.

Parking
Two allocated parking bays.

Agents Note
Maintenance charge approx. £50 p/m
Loft boarded with ladder
Council tax band: D (£2,419.28 p.a. approx. - subject to change)
Freehold
Heating: Air Source Heat Pump





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.




CHANEL















