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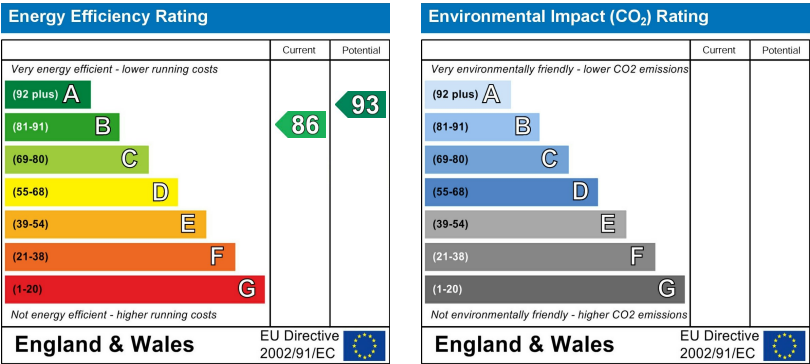
26 Hensby Avenue, Buntingford, SG9 9RG

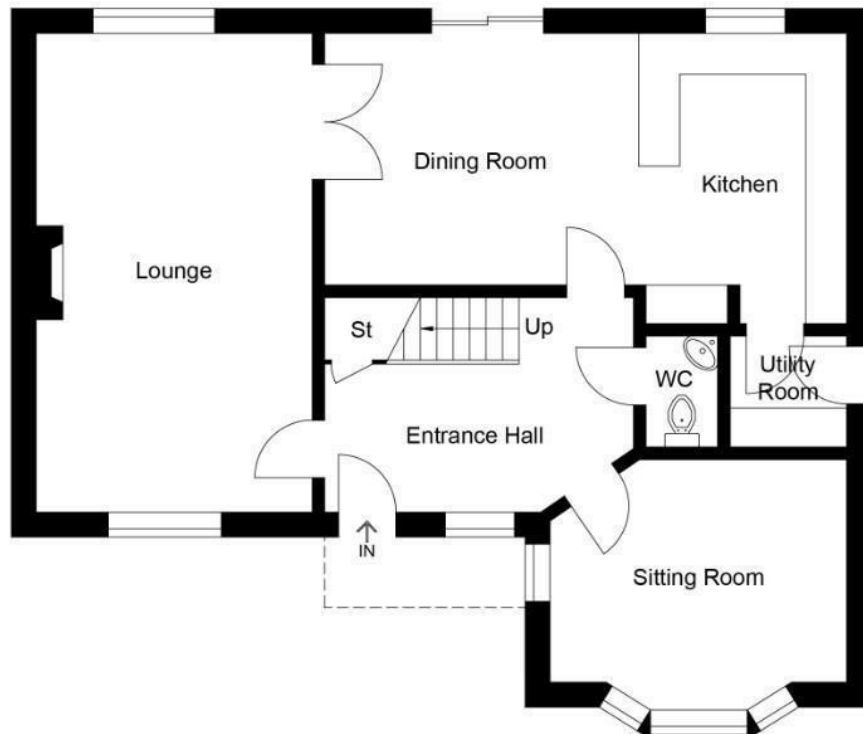
# 26 Hensby Avenue, Buntingford, SG9 9RG

Asking Price £875,000

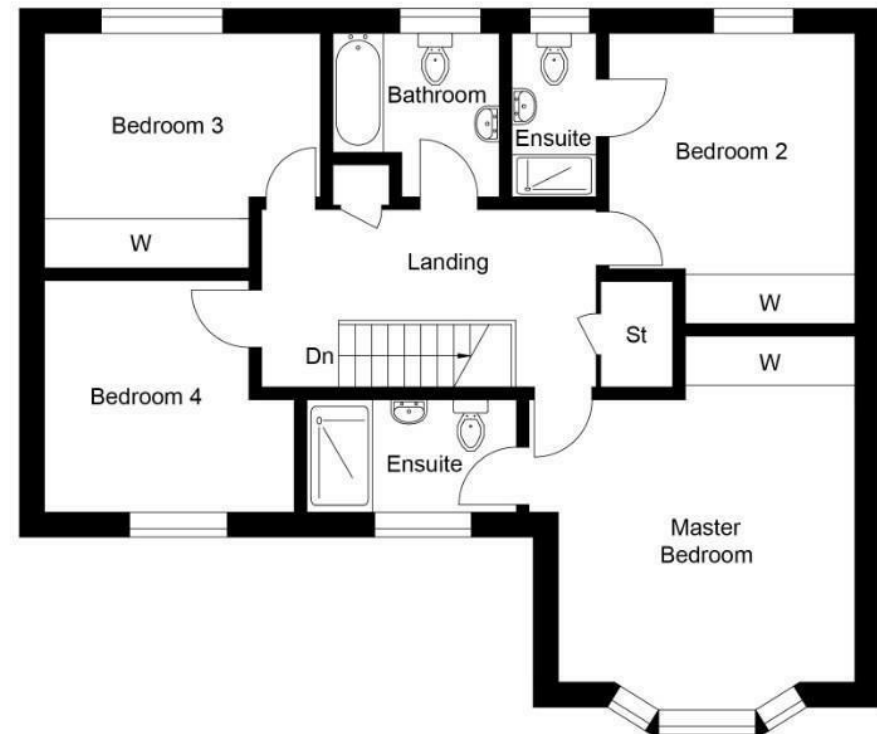
Set on the desirable Redrow development in Buntingford is this 'Balmoral' style detached home. The property comprises of four Bedrooms, lounge, sitting room, kitchen with integrated appliances, diner, utility room, cloakroom, three bathrooms, landscaped East facing garden and detached double garage with driveway for four vehicles.

- Redrow 'Balmoral' style detached four bedroom family home
  - Separate sitting room
  - Separate utility room
  - Family bathroom plus two en-suites
  - Landscaped East facing garden with gazebo and feature lighting
- Dual facing lounge with patio door leading to garden
  - Shaker style kitchen with Quartz work-tops
  - Spacious dining room looking out on to the garden
  - Leaded double glazing throughout
  - Double garage with parking for up to four vehicles





Ground Floor



First Floor

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

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, Hunters 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 Hunters estate agents.

### **Entrance Hall**

Spacious entrance hall. Window to front aspect. Understairs cupboard with clothes rail and shoe rack. Amtico wood effect flooring. Radiator. Stairs to first floor. Doors to:

### **Sitting Room**

13'9" x 10'4"

Bay window to front aspect. Shutters. Amtico wood effect flooring. Window to side aspect. Radiator,

### **Lounge**

21'6" x 12'6"

Dual aspect lounge. Window to front aspect. Window to rear aspect. Air conditioning. Radiators. Double doors to dining area.

### **Kitchen**

13'3" x 9'6"

Range of Shaker style wall and base level units in the colour stone. Quartz countertop and splashbacks. Fully integrated; double oven, double fridge freezer, 6 ring gas hob with extractor over and dishwasher. Two inset stainless steel sink units with mixer tap and Quartz inset drainer. Amtico wood effect flooring. Radiator. Window to rear aspect. Door to utility room. Leading to:

### **Utility Room**

5'11" x 5'4"

Shaker style wall and base level units in the colour Stone. Quartz countertop and splashback. Single stainless steel inset sink unit with chrome mixer tap. Houses boiler (serviced September 2023) and Consumer unit. Space for washing machine and space for tumble dryer. Amtico flooring. Door to side access.

### **Dining Area**

14'2" x 11'7"

Amtico wood effect flooring. Radiator. Patio doors to garden.

### **Cloakroom**

5'4" x 4'1"

Floating sink. Low level flush w/c. Radiator. Extractor fan.

### **First Floor**

Galleried landing. Shelved airing cupboard. Cupboard housing water tank. Access to unboarded loft with ladder. Doors to:

### **Master Bedroom**

16'2" x 15'3"

Spectacular Master bedroom with bay window to front aspect. Built in wardrobes and dressing table. Matching free-standing bedside tables. Radiator. Door to en-suite.

### **En-Suite**

9'8" x 5'11"

Window to front aspect. Double length walk-in shower with drench head. Wash hand basin set within vanity unit. Low level flush w/c. Chrome ladder style radiator. Fully tiled. Extractor fan.

### **Bedroom Two**

13'2" x 11'4"

Window to rear aspect. Radiator. Double free-standing wardrobes. Door to en-suite.

### **En-Suite**

7'8" x 4'4"

Window to rear aspect. Double length walk-in shower. Wash hand basin. Low level flush w/c. Chrome ladder style radiator. Fully tiled. Extractor fan.

### **Bedroom Three**

12'6" x 10'4"

Window to rear aspect. Fitted wardrobes. Radiator.

### **Bedroom Four**

11'1" x 10'11"

Window to front aspect. Radiator.

### **Family Bathroom**

7'8" x 7'5"

Window to rear aspect. Bath with shower over and shower screen. Wash hand basin. Low level flush w/c. Chrome ladder style radiator. Fully tiled. Extractor fan.

### **Outside**

#### **Front**

Front garden mostly laid to lawn with mature shrubs. Porch canopy with security lamps. Front door with privacy window. Driveway for up to four vehicles.

#### **Garage**

Double garage with electric up and over garage door. Additional PIR lighting. Eaves storage.

#### **Rear**

Beautifully landscaped East facing garden. Patio area, Mostly laid to lawn with mature shrubs. Gazebo with Indian stone floor. LED lighting along the fence and garage. Outside tap. Side gate to driveway.

#### **Agents Note**

Service charge £390 p.a.















