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**FOR SALE**

29 Monks Walk, Buntingford, SG9 9EE

## 29 Monks Walk, Buntingford, SG9 9EE

Price £485,000

- Generous semi-detached home in a family-friendly, long-established neighbourhood
- Front driveway
- Comfortable lounge leading to separate dining room and kitchen
- Downstairs WC plus versatile bedroom four with its own external door (ideal home office)
- Modern four-piece family bathroom with built-in TV
- Completely redecorated throughout with newly laid carpets
- Large entrance hall – ideal for pushchairs and busy family life
- Full-width conservatory providing additional living space
- Three further generously sized bedrooms upstairs
- Offered chain free

Situated within the ever-popular Monks Walk estate – a true family favourite where residents happily remain for decades – this spacious four-bedroom semi-detached home offers generous living space, versatility, and ready for immediate occupation.

Completely redecorated and finished with newly laid carpets, the property welcomes you via a particularly large entrance hall, ideal for families with pushchairs and busy day-to-day life.

The ground floor boasts a substantial lounge flowing through to a separate dining room and onward into the kitchen, creating an excellent layout for both everyday living and entertaining. Spanning the full width of the rear is a large conservatory, providing additional reception space and views over the garden.

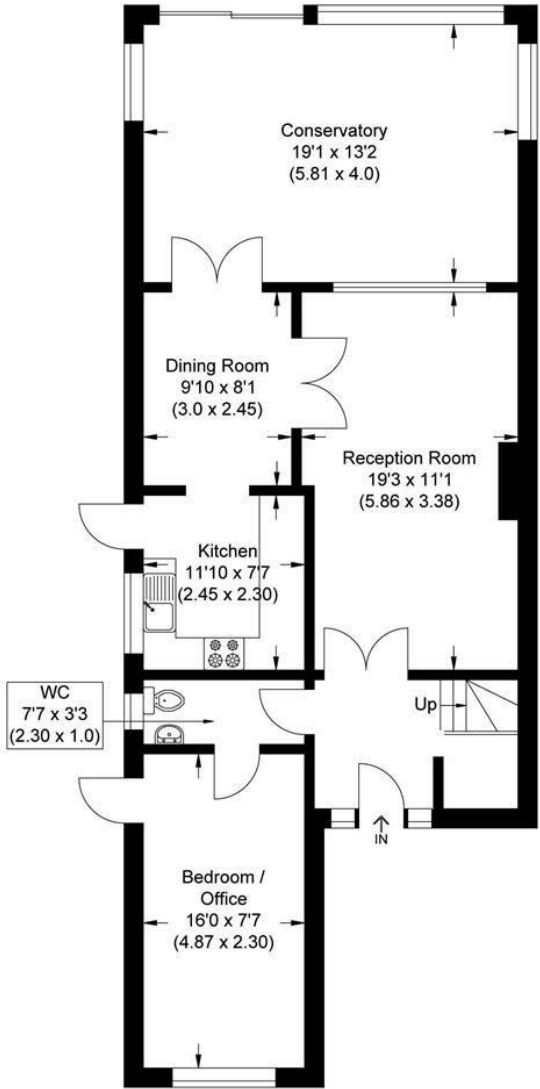
Also to the ground floor is a convenient downstairs WC and a versatile fourth bedroom featuring its own external door – perfectly suited for those working from home or running a business, allowing clients to visit without passing through the main house.

Upstairs, there are three further generously sized bedrooms and a modern four-piece family bathroom, complete with a built-in TV.

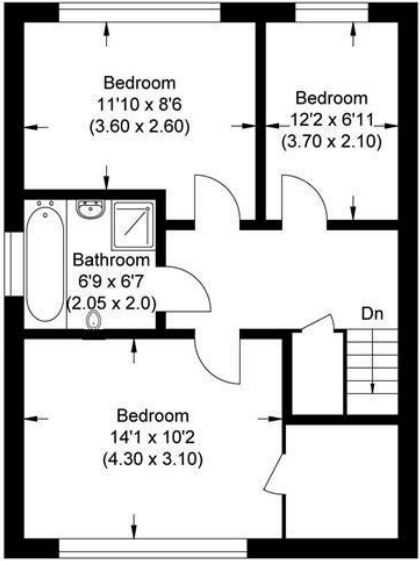
Externally, the property benefits from a driveway to the front, side access, and a rear garden that offers a wonderful blank canvas for landscaping and personalisation.

Ideally positioned within walking distance of all local schools and offered to the market chain free, this is a fantastic opportunity to secure a long-term family home in one of the area's most established and sought-after neighbourhoods.

Approximate Gross Internal Area  
127.24 sq m / 1369.60 sq ft



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, 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 77        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**Entrance**

Outside sensor light. UPVC front door with glazed side panels.

**Entrance Hall**

Inset mat. Radiator. Stairs to first floor.

**WC**

Wash hand basin. Low level flush W/C. Half wall panelling. Obscure window to side aspect. Wood effect flooring. Door to:

**Bedroom Four / Office**

Window to front aspect. Side door with obscure glass to side aspect. Cupboard housing electric meter and consumer unit. Cupboard housing gas meter. Wood effect flooring. Inset ceiling lights.

**Lounge**

Double doors to lounge. Two radiators. Inset ceiling lights. Window to rear.

**Dining Room**

Radiator. Inset ceiling lights.

**Kitchen**

Fitted with gloss white wall and base level units with laminate countertops over. Space and plumbing for washing machine. Space for fridge / freezer. Built in double oven. Built in electric hob with extractor over. Composite one and a half bowl sink and drainer. Vinyl flooring. Window to side aspect. Door to side alley.

**Conservatory**

Wood effect flooring. Sliding patio doors to garden.

**First Floor****Landing**

Large storage cupboard. Access to loft.

**Bedroom One**

Window to front aspect. Radiator. Large alcove ideal to use as a walk-in wardrobe.

**Bedroom Two**

Window to rear aspect. Radiator.

**Bedroom Three**

Window to rear aspect. Radiator.

**Bathroom**

Comprising of a spa bath with hand held shower attachment. Vanity basin. Low level flush w/c. Shower cubicle. Chrome ladder style radiator. Fully tiled. Built in television. Fully tiled. Obscure window to the side aspect.

**Outside****Front**

Laid to lawn. Path to entrance,

**Parking**

Driveway for one vehicle.

**Rear**

Side access. Raised decking. Steps down to garden. Laid to lawn. Two shed bases.

**Garden****Agents Note**

Loft partially boarded.

Boiler in the loft. Last service February 2026.









