



77 Monks Walk, Buntingford, SG9 9DR



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Price £475,000

- Three-bedroom semi-detached family home
- Downstairs W/C
- Large galleried landing
- Modern bathroom suite plus separate shower room
- Off-road parking for two vehicles plus E.V. charger
- Chain free!
- Garage converted to utility space and office
- Main bedroom approximately 13ft x 11ft
- East-facing rear garden approx. 75ft
- Popular family estate within walking distance of local schools

This three-bedroom semi-detached home is located on a well-established and popular family estate. The accommodation includes an open-plan kitchen, dining, and living area, along with a downstairs W/C. The garage has been partly converted to provide a useful utility space and a small office area.

Upstairs, there is a large galleried landing, a main bedroom measuring approximately 13ft x 11ft, two further bedrooms, a modern bathroom suite, and a separate shower room.

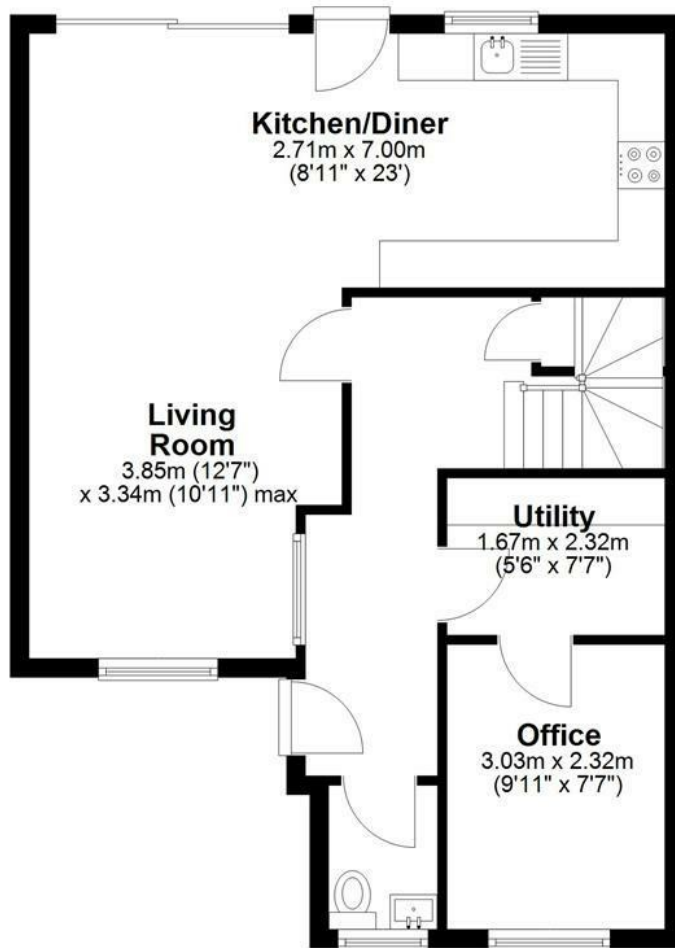
Outside, the rear garden is east facing and extends to around 75ft. The property also benefits from off-road parking for two vehicles.

The home is within walking distance of local schools and amenities, making it a practical option for families looking to settle in a convenient location. Offered chain free!

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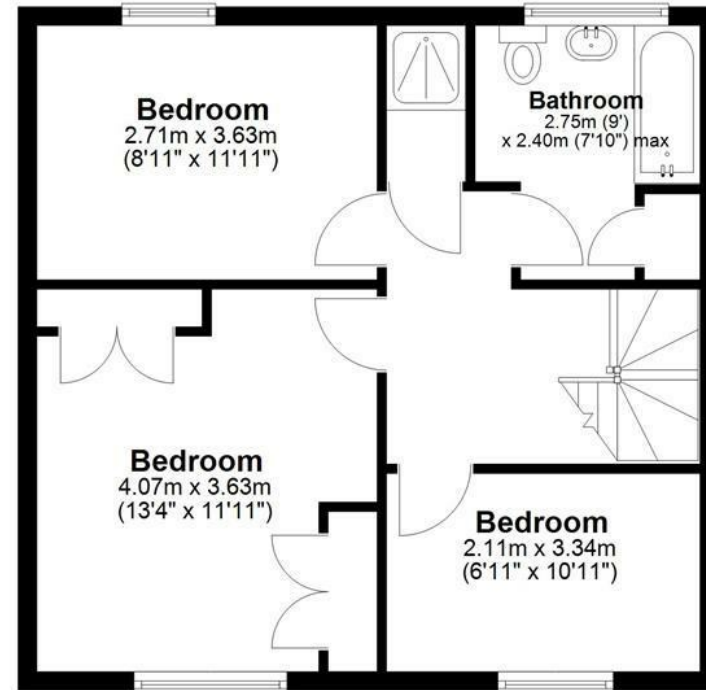
Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Monks Walk

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Entrance
UPVC entrance door.

Entrance Hall
Obscure window to lounge aspect. Wood effect flooring. Radiator. Stairs to first floor. Understairs storage cupboard. Doors to:

W/C
Modern cloakroom comprising of low level flush w/c ad vanity wash hand basin with mono chrome mixer tap. Dark grey ladder style radiator. Tiled floor and half tiled walls. Obscure window to front aspect.

Utility Room
Wood effect flooring. Range of Shaker style wall and base level units with complementary worktop over. Water softener located beneath worktop. Radiator. Door to:

Office
Wood effect flooring. Window to front aspect. Radiator.

Living Room
Window to front aspect. Radiator. Obscure window to hall aspect.

Dining / Kitchen
Dining Area: Wood effect flooring. Sliding patio doors to the garden. Radiator. Kitchen: Fitted with a range of gloss wall and base level units with laminate worktops over. Tiled splash backs. One and a half bowl sink and drainer. Space and plumbing for washing machine. Bosch built-in double oven with 4-ring gas hob and extractor hood over. Glass splashback to hob. Space for fridge/freezer and dishwasher. Houses condensation boiler. Window to garden aspect. Glazed door to garden.

First Floor

Galleried Landing
Access to loft.

Bedroom One
A fitted wardrobe and a free standing wardrobe. Radiator. Window to front aspect.

Bedroom Two
Radiator. Window to rear aspect.

Bedroom Three
Radiator. Window to front aspect.

Family Bathroom
Comprising of a panel bath with shower over and glazed screen, vanity wash hand basin and low level flush w/c. Wall cabinets. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan. Airing cupboard. Obscure window to rear aspect.

Shower Room
Shower cubicle with Aqualisa Quartz shower unit and inset illuminated shelf. Inset ceiling lights. Granite effect wall panelling. Extractor fan. Storage cupboard.

Front

Driveway
Blocked paved driveway for two vehicles. E.V. charging point.

Rear Garden
East facing rear garden approximately 75ft. Outside power. Outside lighting. Gated side access. Steps lead down to a generous patio area, opening onto a lawn framed by mature, well-established borders and vegetable patch. Greenhouse. Large timber shed by the house. Small timber shed behind the greenhouse. Gated side access.

Agents Note
Boiler (condensation boiler) located in the kitchen.
Boiler last serviced July 2026
Loft is boarded and with a ladder.
Water softener located in the utility room.

