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163 Monks Walk, Buntingford, SG9 9DU

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Price £480,000

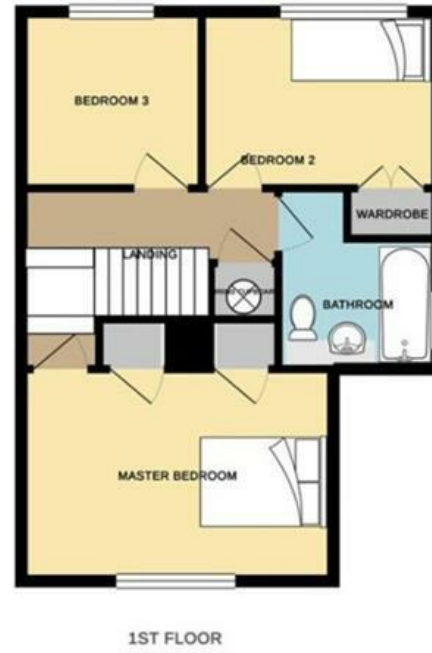
Positioned within a sought-after residential area of Buntingford, this fantastic semi-detached home in Monks Walk offers beautifully proportioned accommodation that is thoughtfully arranged and impeccably presented.

The welcoming entrance leads into a spacious and light-filled reception room, providing an ideal setting for entertaining or relaxed family living, complimented by the wood burning stove. The layout flows through to the open plan kitchen and dining, whilst upstairs the home offers three bedrooms and a modern family bathroom. With smart heating and lighting throughout, this property has been designed to combine functionality with everyday comfort.

Externally, the property benefits from substantial off-street parking for up to four vehicles, an increasingly rare and highly desirable feature. Set within a peaceful and well-regarded neighbourhood, the home enjoys convenient access to local amenities, excellent schooling, and nearby green spaces.

- Offered CHAIN FREE
- Large west facing garden
- Close to local schools
- Charnwood wood burning stove
- Quickstep flooring downstairs
- Fantastic order throughout
- Parking for 4 vehicles
- Walking distance to shops and amenities
- Smart heating and lighting throughout
- Bespoke shutters to most windows

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



Front External

Partially laid to lawn, driveway for four vehicles, gated access to garage and rear garden

Entrance Hall

uPVC front door with obscured glass flanked by half window with obscured glass. Quickstep anti-scratch flooring, radiator, two spotlights inset to ceiling, double glazed window with obscured glass to side aspect and power point

WC

Vinyl flooring, light fitting, Ideal system boiler, double glazed window with obscured glass to side aspect. White suite comprising corner sink with mixer tap and tiled splashback and low level dual flush wc

Living Room

Quickstep anti-scratch flooring, power points with USB ports, six spotlights inset to ceiling, radiator, feature lighting around coving, power socket for sound bar fitted. Marble fireplace with Charnwood wood burning stove inset. Large double glazed window with bespoke shutters to front aspect.

Dining

Fitted carpet, light fitting, radiator, 2 cupboards built in under stairs, double glazed sliding patio door to rear aspect

Kitchen

Vinyl flooring, range of wall and base units, power points, double glazed window to rear aspect with fitted blackout blind. Built in Hisense dishwasher, plumbing for washing machine, spaces for undercounter fridge and freezer. Built in Hotpoint double oven/grill, 4 ring gas hob with extractor over,

laminated worktops, tiled splash backs surround. Brushed steel 1 1/2 sink with mixer tap over. Purified water tap fitted - requires servicing.

Stairs to first floor/landing

Fitted carpet, three spotlights inset to ceiling. Loft access, airing cupboard with shelving and water tank

Bedroom 1

Quickstep anti-scratch flooring, radiator, six spotlights inset to ceiling, large double glazed window with bespoke shutters and fitted blackout blinds to front aspect. Two built in wardrobes and power points with USB ports.

Bedroom 2

Fitted carpet, light fitting, double glazed window with bespoke shutters to rear aspect, large built in wardrobe, radiator, power points

Bedroom 3

Quickstep anti-scratch flooring, four spotlights inset to ceiling, power points, double glazed window with bespoke shutters to rear aspect, radiator

Bathroom

Vinyl flooring, fully tiled walls, radiator, double glazed window with obscured glass to side aspect. White suite with mixer tap and Aqualisa electric shower over bath. wall hung cabinet, low level dual flush wc, hand basin with mixer tap inset to laminate top vanity unit.

Garage

Up and over door, shelving, worktop, electric, lighting, window to rear

Garden

Mainly laid to lawn, decked area directly behind house, gate leading to front. Mature bushes and plants line the borders, small pond inset to grass, allotment area at the rear of garden and timber shed,

Agents Notes

Boiler located in wc, last serviced February 2025

Loft is boarded with a light, no ladder

Council tax band: D (£ 2,339.29 p.a. subject to change)

The property previously had planning permission to extend the back, this has now expired but could be sought again

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	