iw
iwestates.com
56 Vicarage Road, Buntingford, Hertfordshire, SG9 9BA

56 Vicarage Road, Buntingford, Hertfordshire, SG9 9BA

£475,000

This attractive semi-detached family home is ideally situated on Vicarage Road, offering a well-balanced combination of spacious accommodation, a sunny west-facing garden and convenient access to local schools and amenities.

The property provides four well-proportioned bedrooms, a well-appointed family bathroom and a wonderful open plan kitchen diner; making it an excellent choice for families or buyers looking for additional space. The generous living accommodation offers plenty of flexibility for both everyday family life and entertaining, with a comfortable layout that can be adapted to suit a variety of needs.

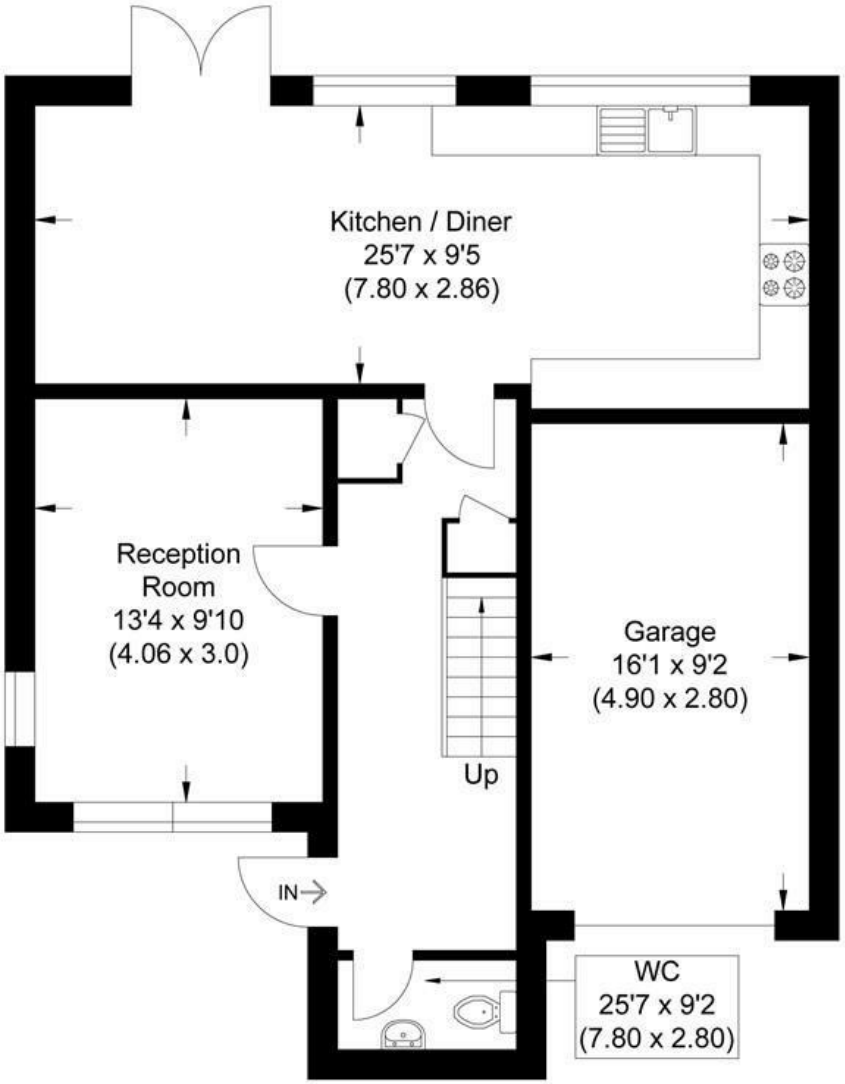
Externally, the west-facing garden is a particularly appealing feature, enjoying good levels of afternoon and evening sunshine. There is ample space for outdoor dining, entertaining or simply relaxing and enjoying the garden during the warmer months. The property also benefits from off-road parking for up to three vehicles, providing valuable convenience for families and visiting guests.

Vicarage Road is well positioned for access to the town's local schools, amenities and everyday facilities, making this a practical location for families and professionals alike. Offering generous accommodation, excellent parking, a sunny rear garden and scope for personalisation, this is a wonderful opportunity to create a comfortable and welcoming family home in the popular market town of Buntingford.

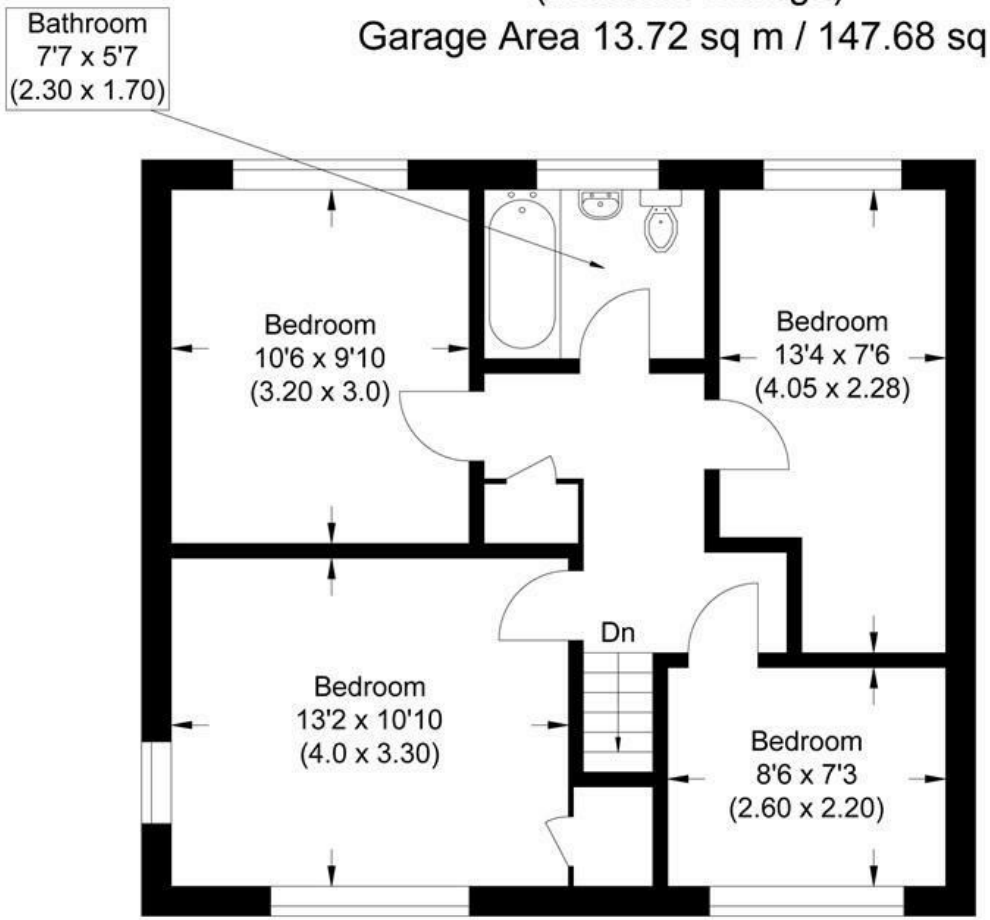
- Attractive semi-detached family home.
- Spacious and well-balanced accommodation throughout.
- Four well-proportioned bedrooms, ideal for family living or flexible use.
- Well-appointed family bathroom.
- Wonderful open-plan kitchen/dining area, perfect for modern family life and entertaining.
- Generous living accommodation offering flexibility for a variety of needs.
- West-facing rear garden enjoying afternoon and evening sunshine.
- Excellent outdoor space for dining, entertaining and relaxing.
- Off-road parking for up to three vehicles, ideal for families and guests.
- Conveniently located for local schools, amenities and town facilities.

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

Approximate Gross Internal Area
117.05 sq m / 1259.91 sq ft
(Includes Garage)
Garage Area 13.72 sq m / 147.68 sq ft



Ground Floor



First Floor

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

Front External
Parking for 3 vehicles, large lawn area with shrubbery edging. Path leading to front door and wrapping around to the rear garden, shingle bedding to front. Access to garage with up and over door. External water tap.

Entrance
Front door with obscure glass insert. Laminate flooring, radiator, light fitting, under stairs storage cupboard.

WC
Tiled flooring, radiator, light fitting, obscure glass window to front aspect. White suite comprising low level WC and hand basin with separate hot/cold taps and tiled splash back.

Living Room
Laminate flooring, light fitting, radiator, windows to front and side aspect.

Kitchen Dining
Laminate flooring, two light fittings, radiator, French doors opening to rear garden, two windows to rear aspect. Range of wall and base units with under cupboard lighting, plumbing for washing machine, space for tumble dryer and fridge freezer. One and half sink and drainer with mixer tap over. Laminate worktops, tiled surrounds, Rangemaster oven with 5 ring gas hob and Rangemaster extractor over. Boiler located in cupboard.

Stairs to First Floor & Landing
Fitted carpet, light fitting, access to loft, airing cupboard.

Bedroom 1
Laminate flooring, radiator, light fitting, storage cupboard, windows to front and side aspect.

Bedroom 2
Laminate flooring, light fitting, radiator, window to rear aspect.

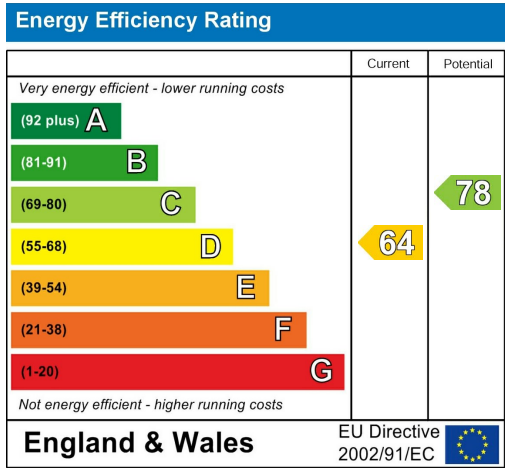
Bedroom 3
Laminate flooring, light fitting, radiator, window to rear aspect.

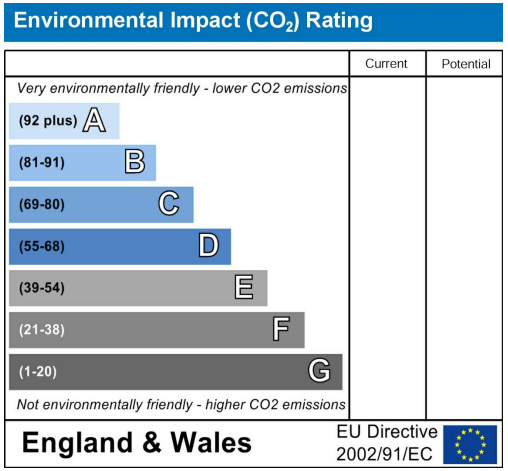
Bedroom 4
Laminate flooring, light fitting, radiator, window to front aspect, access to small unboarded loft space.

Bathroom
Laminate flooring, light fitting, radiator, obscure glass window to rear aspect, 3/4 tiled walls. White suite comprising low level dual flush WC, pedestal hand basin with hot/cold taps, panel bath with mixer tap and shower over.

Rear External
West facing rear garden. Gated side access, large patio area, raised lawn and bedding with bark chippings and mature planting. External light, water tap and additional water butt.

Agents Notes
Freehold
Main loft is partially boarded with light, no ladder.
All blinds to windows included
Council tax band: D (£2,455.59 p.a. approx. - subject to change)





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.