



iwestates.com

3 Porters Close, Buntingford, SG9 9BW

3 Porters Close, Buntingford, SG9 9BW

Price £440,000

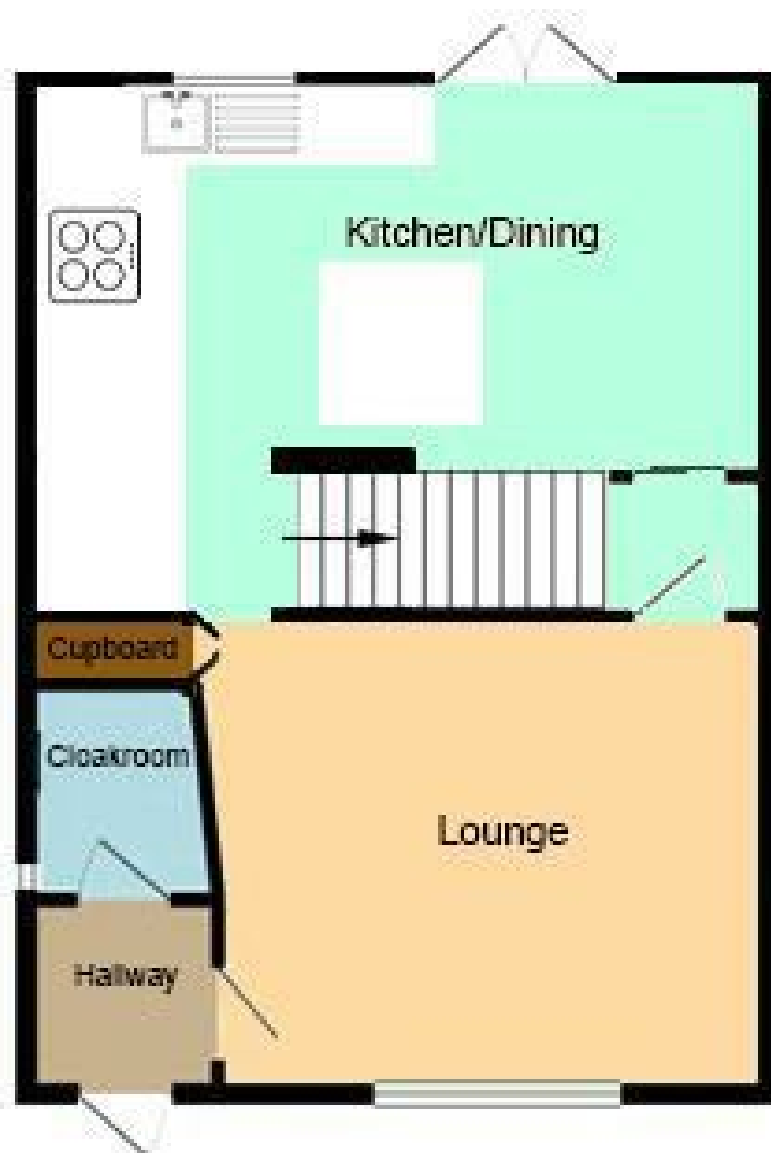
Situated within the popular Porters Close, this attractive, chain free terraced house offers spacious and versatile accommodation, making it an ideal choice for families or buyers looking for flexible living. The property features two generous reception rooms, family bathroom, four well-proportioned bedrooms and well maintained rear garden. The high-spec 'Wren' kitchen is a real focal point, perfect for both everyday living as well as entertaining. These bright and welcoming spaces can be adapted to suit individual needs, providing ample room for growing families, home working, or guest accommodation.

Externally, the property benefits from a good sized rear garden with hard standing for a garden room or external office space. The garage en-bloc is also a valuable feature within this residential location. The home is positioned within easy reach of the town centre and local schools.

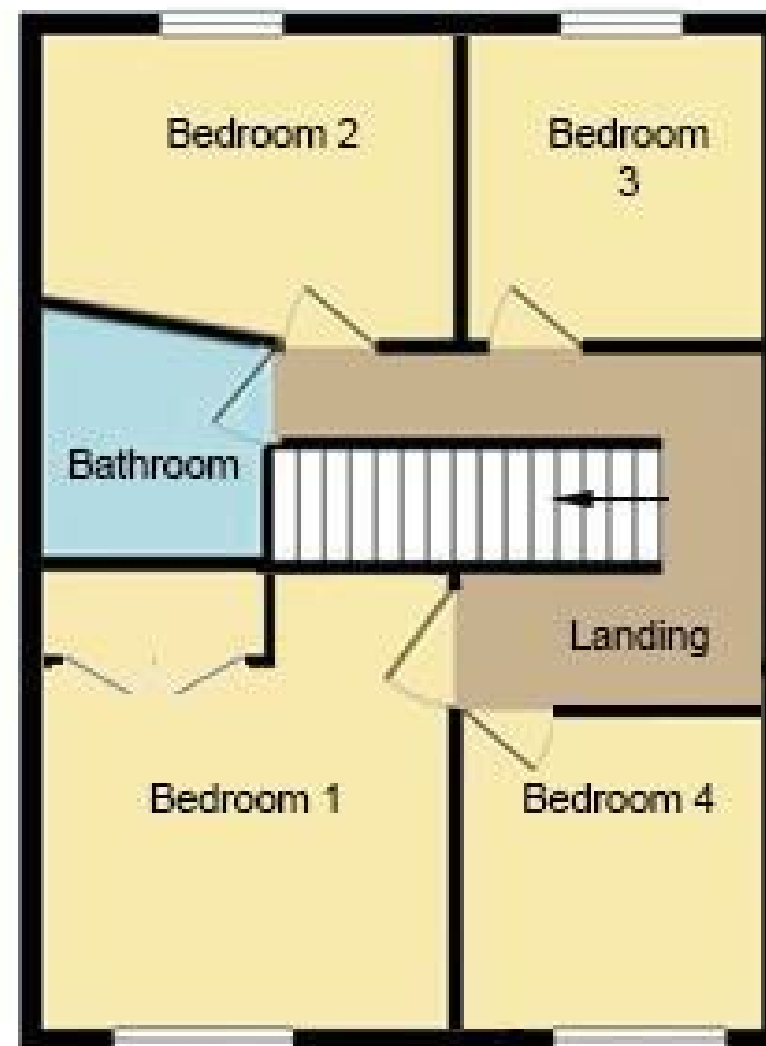
Buntingford is well regarded for its strong community atmosphere and attractive green spaces, with convenient access to surrounding towns and transport links. This well-located and spacious home presents an excellent opportunity for a wide range of buyers, and early viewing is recommended to appreciate the accommodation on offer.

- Chain Free
- Close to local schools
- Garage en-bloc
- Permission to drop the curb and create parking
 - New fuse box and electrical installation in bedrooms
- Recently decorated to a high standard
- Walking distance to local amenities
 - Well maintained rear garden
- High specification Wren kitchen
 - Hive heating system

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



Ground Floor
Approx. 610.90 sqft (56.75 sqm)



First Floor
Approx. 610.90 sqft (56.75 sqm)

Total Area: 1221.80 sqft approx.
(113.5 sqm approx.)

Front External

Mainly laid to lawn, mature bushes either side of frontage, small paved area in front of house, path to front door, external light.

Entrance

Homeefe steel-wooden hybrid front door with privacy glass insert, electric 'press to open feature' and high security 10 point lock. Tiled floor, radiator, spotlight, door to:

WC

Tiled floor, motion sensor light fitting, half wall tiled surround, white suite comprising hand basin with mixer tap, low level dual flush wc. Double glazed window with obscured glass to side aspect.

Living Room

Door with glass panel, laminate flooring, radiator, six spotlights inset to ceiling, double glazed window to front aspect, storage cupboard, electric fire. Doorway to:

Kitchen

White marble effect porcelain tiled floor, radiator, nine spotlights inset to ceiling, three hanging light fittings, sliding door to pantry with light. Wren 'Ermine' fitted kitchen comprising range of wall and base units with under unit lighting, integrated Bosch microwave oven, Bosch fan oven, Bosch dishwasher and AEG washing machine/tumble dryer, space for full size freestanding fridge and freezer. 4 zone Bosch induction hob inset to Quartz worktops, tiled surround, 1 1/2 granite sink with mixer tap over - new plumbing installed in 2020. Panelled feature wall with hidden power for wall mounted tv, double glazed window to rear aspect, double glazed French doors to rear aspect. Moveable Wren 'Ermine' island with storage cupboards, drawers, under unit lighting and hidden pull up USB and three point power socket.

Stairs and first floor landing

Fitted carpet, light fitting, integrated shelving, loft access. Storage cupboard with shelving houses Worcester Greenstar combi boiler and Hive heating system.

Bathroom

Tiled floor, white suite comprising low level dual flush wc, bath with mixer tap and hand held shower over - fully tiled walls, hand basin with mixer tap inset to vanity unit - tiled splashback, wall mounted mirrored cabinet. Extractor fan, four spotlights inset to ceiling.

Bedroom 1

Fitted carpet, double glazed window to front aspect, light fitting, radiator, fitted double wardrobe

Bedroom 2

Brand new fitted carpet, double glazed window to rear aspect, remote control dimmable light fitting, radiator, fitted cupboards

Bedroom 3

Fitted carpet, double glazed window to rear aspect, remote control dimmable light fitting, radiator, fitted cupboards

Bedroom 4

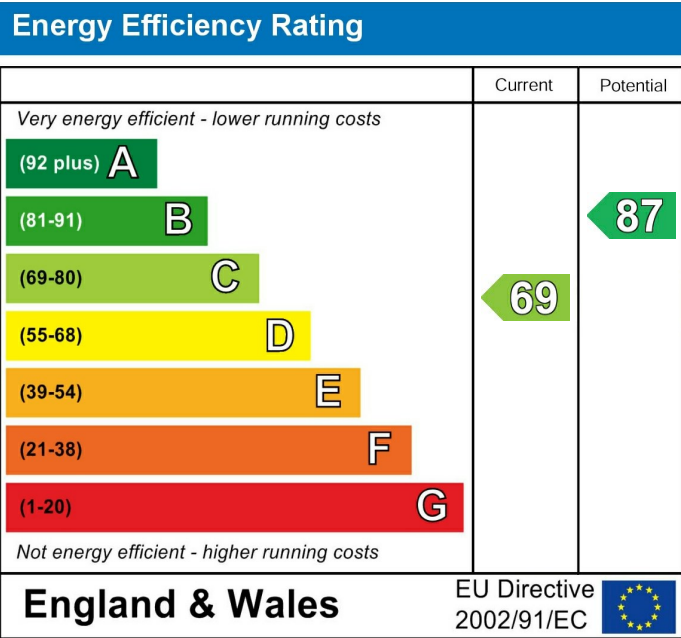
Fitted carpet, double glazed window to front aspect, light fitting, radiator

Rear Garden

Patio area with fixed awning over. Brick built storage sheds with power and light, shed timber shed with power and light. Two water taps, external light, security locked external gate leading to alleyway behind. Mostly laid to lawn, mature raised beds and additional hard standing at the rear for a garden room or outside office space.

Agents Notes

In the past, permission to drop the curb and create a driveway has been granted and could easily be re-applied for. Boiler serviced annually, last serviced March 2025. Loft is partially boarded with ladder - light source available. Plumbing in bathroom for electric shower still in situ. Council tax band - D (Approx. £2,339.29 p.a.) Floor in the kitchen spans the footprint of the room, including under the cabinets. Free standing smart energy monitor/ reader. Main electrical supply cable is new and strong enough to have the electrical car charging station. Garage en-bloc with new roof



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.

