



iwestates.com



17 Hummerston Close, Buntingford, Hertfordshire, SG9 9SX

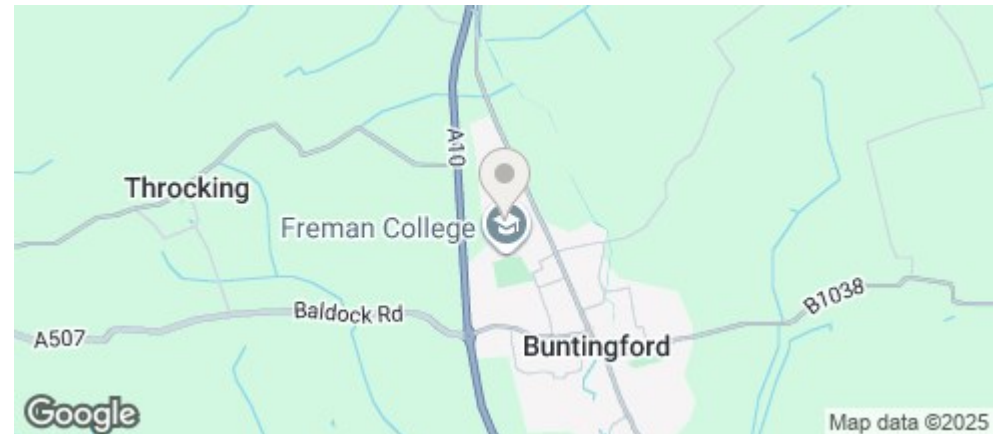
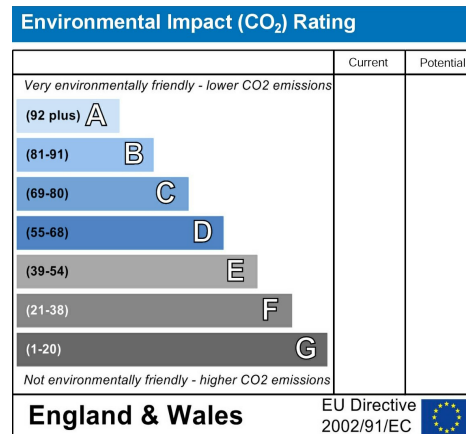
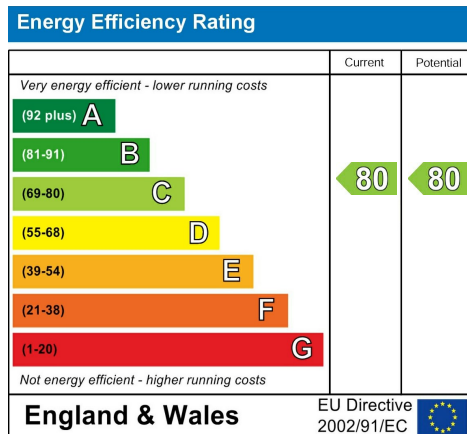


# 17 Hummerston Close, Buntingford, Hertfordshire, SG9 9SX

Price £325,000

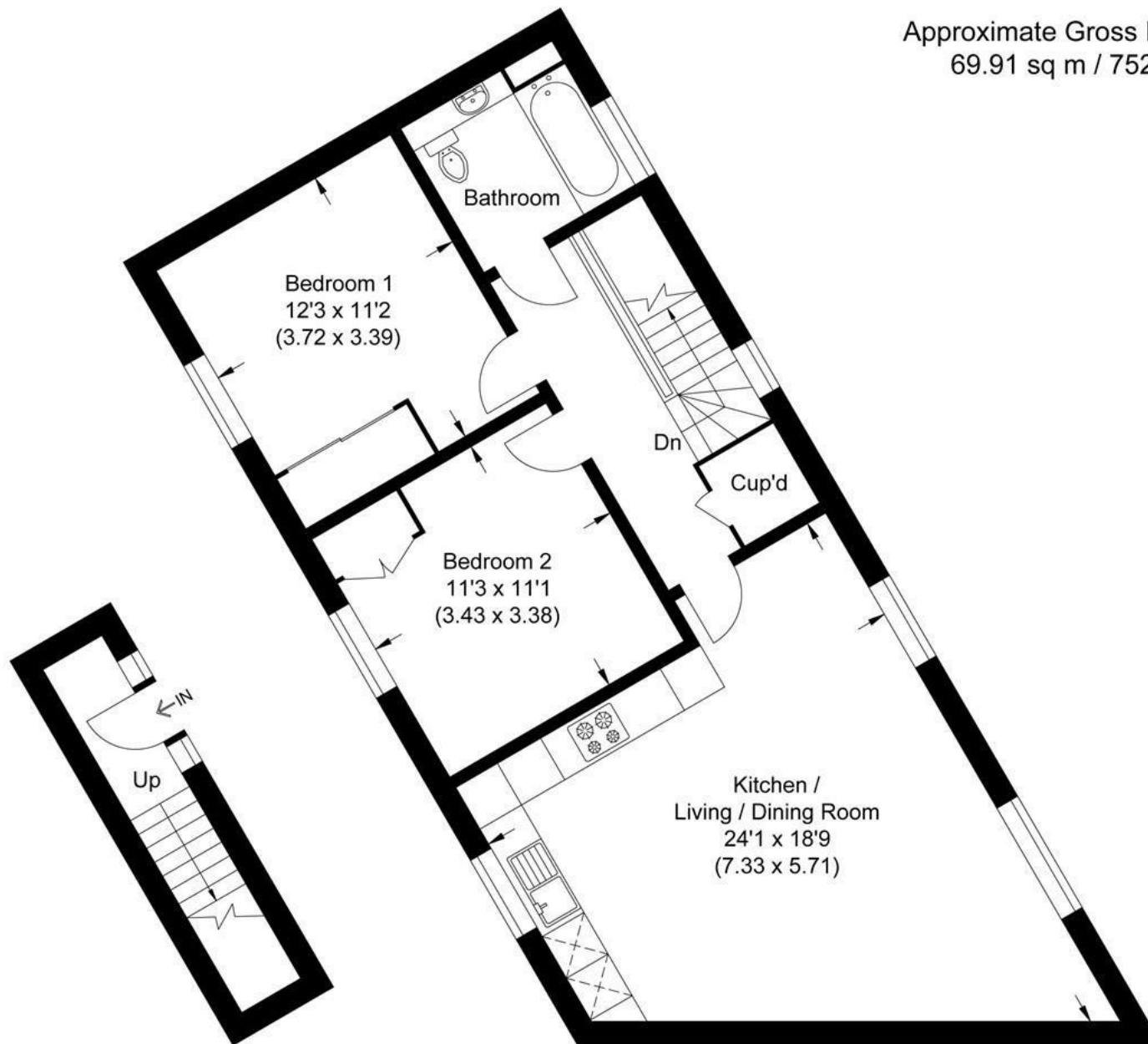
Presenting an incredibly spacious coach house with extra high ceilings and larger than average room sizes. High specification throughout and very well maintained. Two allocated parking spaces beneath the property with the bonus of an E.V. charging point. Hummerston Close is a desirable and attractive development within easy flat walking distance to the High Street.

- Spacious two double bedroom coach house
- Two parking bays beneath
- Luxury kitchen
- Extra tall ceiling height
- Deep storage cupboards plus a loft
- High specification throughout
- E.V. charging point
- Luxury bathroom
- Fitted wardrobes to bedroom two
- EPC C



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

Approximate Gross Internal Area  
69.91 sq m / 752.50 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, IW estates would be pleased to provide free, no obligation sales and marketing advice.

**Entrance**

UPVC partially glazed front door with glazed side panels.

**Entrance Hall**

Radiator. Stairs to first floor.

**Galleried Landing**

Window to front aspect. Oak flooring. Large storage cupboard.

Access to loft. Doors to:

**Open Plan Living Area**

Oak flooring. Windows to front aspect. Two radiators.

**Kitchen Area**

Oak floor. Window to rear aspect. Inset ceiling lights.

Gloss grey wall and base level units with quartz countertops and splashback. Stainless steel sink. Newly fitted filter tap and instant hot water tap. Integrated Zanussi appliances including electric fan oven, hob with extractor over, fridge/freezer, washer/dryer, dishwasher and microwave.

**Bedroom One**

Radiator. Window to rear.

**Bedroom Two**

Radiator. Window to rear. Fitted wardrobes.

**Bathroom**

Luxury bathroom comprising of panel bath, low level flush w/c and vanity wash hand basin. Fascino digitally controlled Smart Tap. Smart

Mirror with LED lighting, shaver socket, digital close and de-mist pad. Fascino Smart Shower over the Smart Bath. Heated chrome towel rail. Ceramic porcelain floor and wall tiles. Low-level LED strip lighting to bath.

**Outside**

Communal bike storage to the left hand side of the property.

**Front Garden**

Laid to lawn. Path leading to entrance.

**Parking**

Two parking bays beneath the coach house. E.V. charging point.

**Agents Notes**

Air ventilation throughout.

Loft: not boarded. No ladder.

Service charge £549.53 p.a. Includes buildings insurance.

Ground rent £350 p.a.

Pets allowed











