



9 Peasmead, Buntingford, SG9 9SF



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Asking Price £415,000

Set on a generous corner plot on the edge of Peasmead within the highly regarded Luynes Rise estate, this 1993-built Bovis property offers a fantastic opportunity for buyers seeking a light renovation project at a great price.

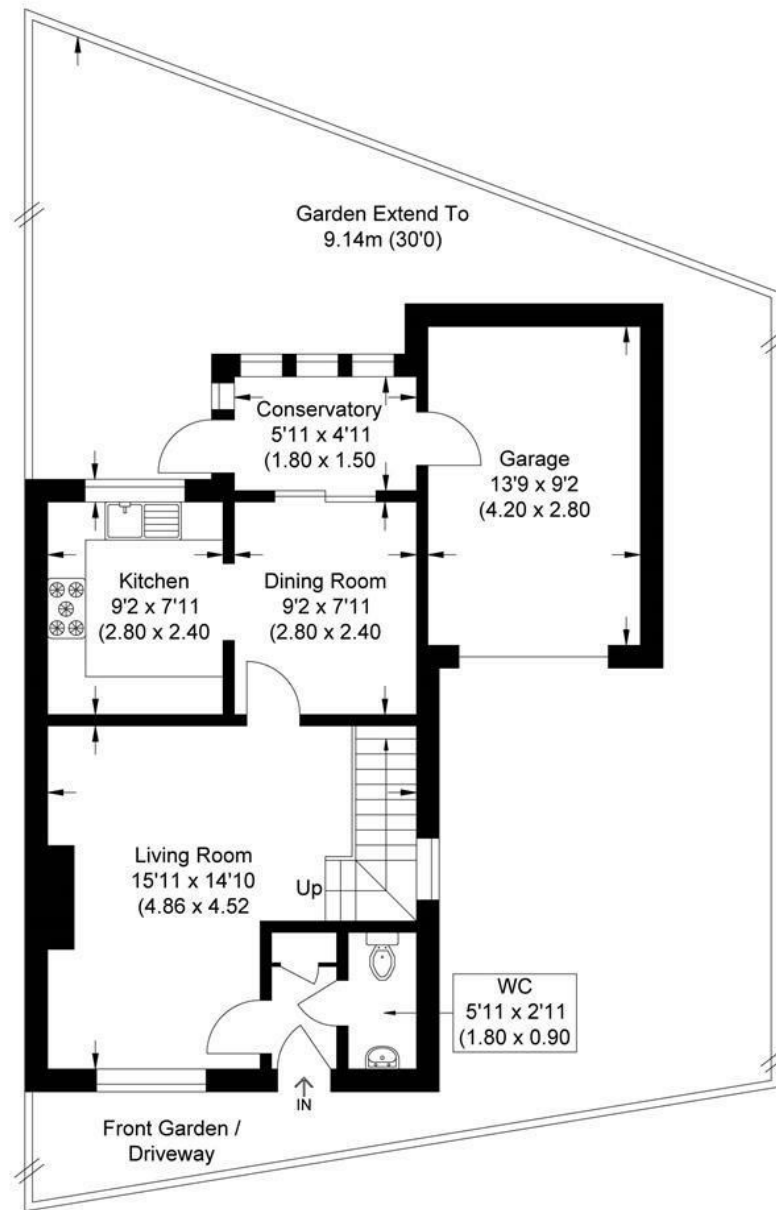
The home features a driveway, a garage, and a secluded rear garden—perfect for families or those needing extra outdoor space.

Inside, the property offers three double bedrooms, a family bathroom upstairs, and a convenient downstairs WC. There's a good-sized sitting room and a kitchen/diner with excellent potential to be transformed into a stylish and functional family space.

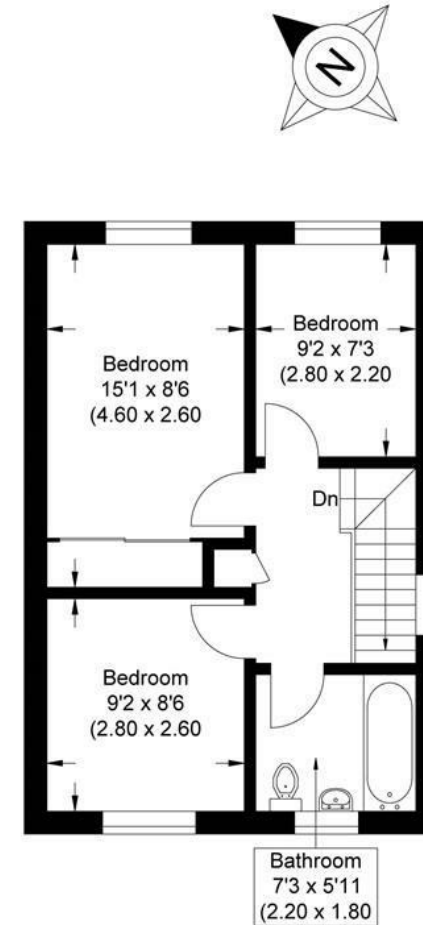
With strong fundamentals and plenty of scope to add value, this is an ideal home for buyers looking to put their own stamp on a well-located property in a popular residential area.

- 1993-built Bovis home located on the popular Luynes Rise estate in Buntingford
- Includes a garage for additional parking or storage
- Good-sized sitting room with potential to modernise
- Secluded rear garden, perfect for relaxing or entertaining
- Three double bedrooms, ideal for families
- Upstairs family bathroom plus a downstairs WC
- Spacious kitchen/diner ready for updating into a stylish family hub
- Great opportunity for a light renovation project at a competitive price

Approximate Gross Internal Area
88.86 sq m / 956.481 sq ft
(Includes Garage)
Garage Area 11.76 sq m / 126.58 sq ft



Ground Floor



First Floor

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

Entrance

Canopy Porch. Security lamp. UPVC front door to:

Entrance Lobby

Inset coconut mat. Laminate floor. Storage cupboard housing consumer unit. Doors to:

W/C

Low level flush w/c. Pedestal wash hand basin. Extractor fan. Radiator. Vinyl flooring.

Sitting Room

Window to front aspect. Feature gas fire place. Laminate flooring. Stairs to first floor. Door to:

Dining Room

Laminate flooring. Radiator. Sliding patio doors to lean to. Opens through to:

Kitchen

Wall and base level units with laminate countertops over. Stainless steel sink and drainer. Space and plumbing for slimline dishwasher and a washing machine. Space for electric oven. Extractor over. Tiled splash back. Vinyl flooring. Houses boiler. Window to garden aspect.

Lean-To

Partially brick built lean-to with double glazed windows to rear. Door to garden. Door to garage.

First Floor

Landing

Window to side aspect. Shelved airing cupboard housing hot water cylinder. Access to loft.

Bedroom One

Window to rear aspect. Mirror fronted fitted wardrobes. Radiator.

Bedroom Two

Window to front aspect. Laminate flooring. Radiator.

Bedroom Three

Window to rear aspect. Radiator. laminate floor.

Bathroom

Comprising of a panel bath with shower attachment over. Pedestal wash hand basin. Low level flush w/c. Partially tiled. Vinyl flooring. Extractor fan. Obscure window to front aspect. Radiator. Wall mounted mirrored medicine cabinet.

Outside

Front

Corner plot framed with mature shrubs and laid to lawn. Side gated access to garden. Timber shed to side.

Driveway

Garage

Up and over door. Shelves and eaves storage. Power. Door to lean-to.

Rear

Garden

Secluded garden mostly laid to lawn. Patio area to the house. Outside tap. Gated side access to front.

Agents Note

Probate granted

