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35 Fairfield, Buntingford, SG9 9NU



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Price £520,000

A stunning 1,258sqft three bedroom property set on a large corner plot in the desired location of Fairfield, Buntingford. As you enter you are greeted by impeccable interior design with clever thought from the integral window blinds to the bi-fold doors leading on to the exceptional landscaped garden. With the added convenience of a garage, driveway and side access.

Spacious throughout as expected with properties of this era boasting a living area 8.59m x 4.52m and larger than average bedroom sizes.

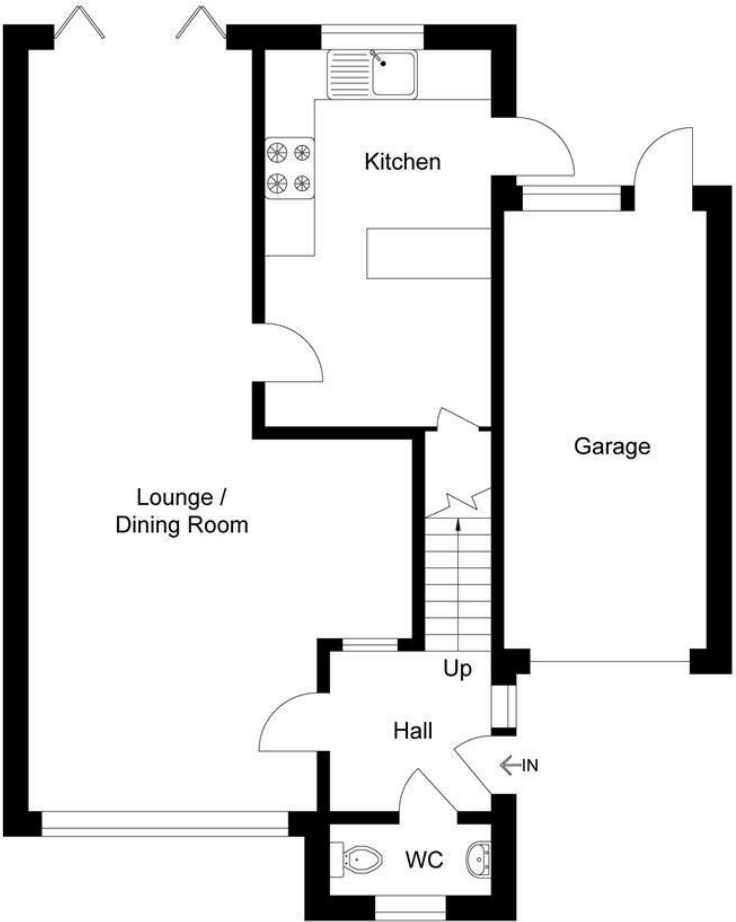
The beautiful garden is well catered to capture the sun throughout the day, from the generous patio area by the property to the elevated patio framed beneath a Wisteria laced pergola.

The surrounding neighbourhood is known for its friendly community atmosphere and convenient access to local amenities, schools, and transport links.

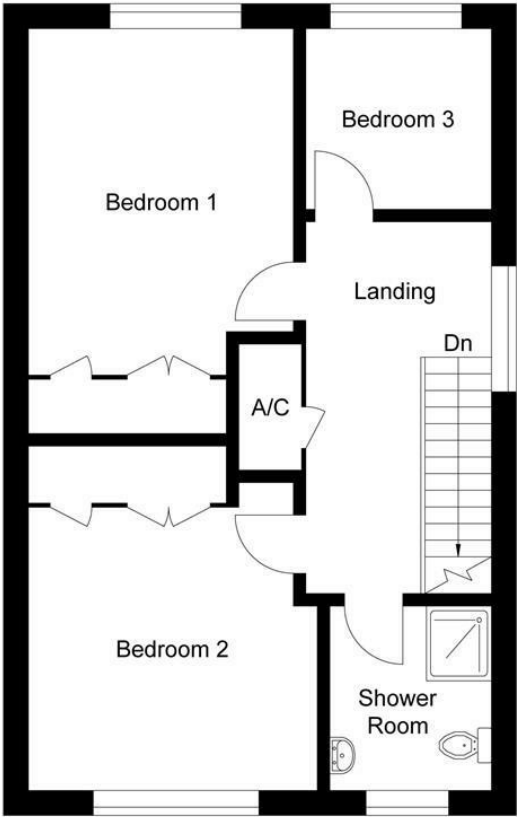
This home is not just a property; it is a place where memories can be made. With its appealing layout and prime location, it presents a wonderful opportunity for those looking to settle in Buntingford.

- 1,258 sq ft semi-detached house
- Modern interior throughout
- Beautiful landscape garden
- Driveway and garage
- Walking distance to amenities and schools
- Three generous size bedrooms
- Large dual facing lounge / diner
- Modern shower room
- Desired development
- Easy access to A10

Approximate Gross Internal Area  
104.04 sq m / 1119.87 sq ft  
(Excludes Garage)  
Garage Area : 12.86 sq m / 138.42 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### **Entrance**

Canopy porch. Wall lantern.

### **Entrance Hall**

Partially glazed front door with glazed side panels. Wood effect flooring. Radiator. Stairs to first floor. Doors to:

### **W/C**

Vanity wash hand basin. Low level flush w/c. Radiator. Fully tiled. Obscure window with integral blinds to front aspect.

### **Lounge Area**

Wood effect flooring. Radiator. Large window with integral blinds to front aspect.

### **Dining Area**

Wood effect flooring. Radiator. Reading nook. Bi-fold doors leading on to the garden.

### **Kitchen**

Fitted with a range of Shaker style timber wall and base level units with granite countertops. Tiled splash backs. Inset sink and drainer. 4-ring electric hob. Built in oven. Space for dishwasher. Space for washer/dryer. Breakfast island with granite top. Radiator. Understairs storage cupboard. Window to rear aspect. Door leading to garden.

### **First Floor**

#### **Landing**

Large galleried landing. Shelved storage cupboard. Window to side aspect. Access to loft. Doors leading to:

#### **Bedroom One**

Window to front aspect. Wall to wall fitted wardrobes. Radiator.

#### **Bedroom Two**

Window to rear aspect. Wall to wall fitted wardrobes. Radiator.

### **Bedroom Three**

Window to rear aspect. Radiator.

### **Shower Room**

Double length walk-in shower with drench head and hand held shower. Low level flush w/c. Large vanity wash hand basin with mirrored cabinet over. Chrome ladder style radiator. Extractor fan. Window with integral blinds to front aspect.

### **Outside**

#### **Front Garden**

Mostly laid to lawn. Access to garage and side gate.

#### **Driveway**

Two vehicle driveway.

#### **Garage**

Up and over door. Houses consumer board. Base level units. Power and light. Window to garden aspect. Privacy door to garden.

#### **Rear Garden**

East facing corner plot. Mature landscaped garden. Patio area to the house. Raised patio under a Wisteria laced timber pergola. Outside tap and power sockets.

#### **Agents Note**

Loft: Boarded with a ladder and light.

Boiler: Last serviced 2024.



















