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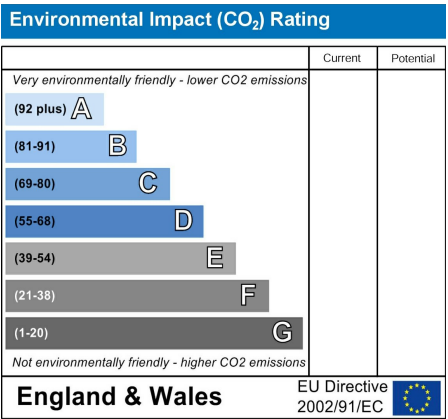
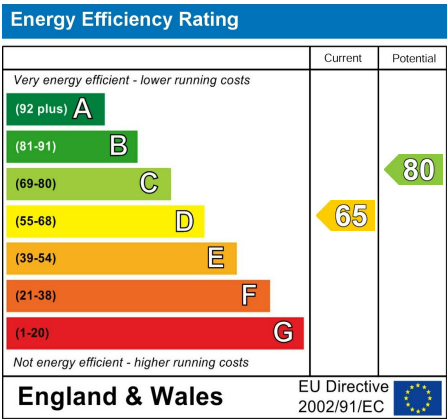
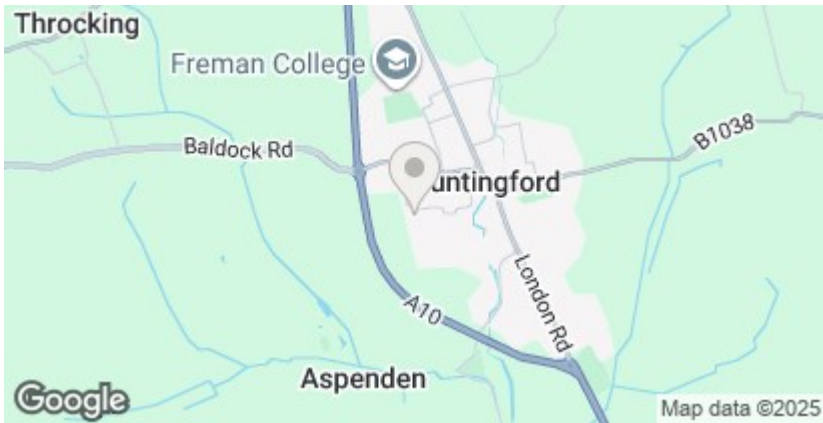
54 Monks Walk, Buntingford, SG9 9DR

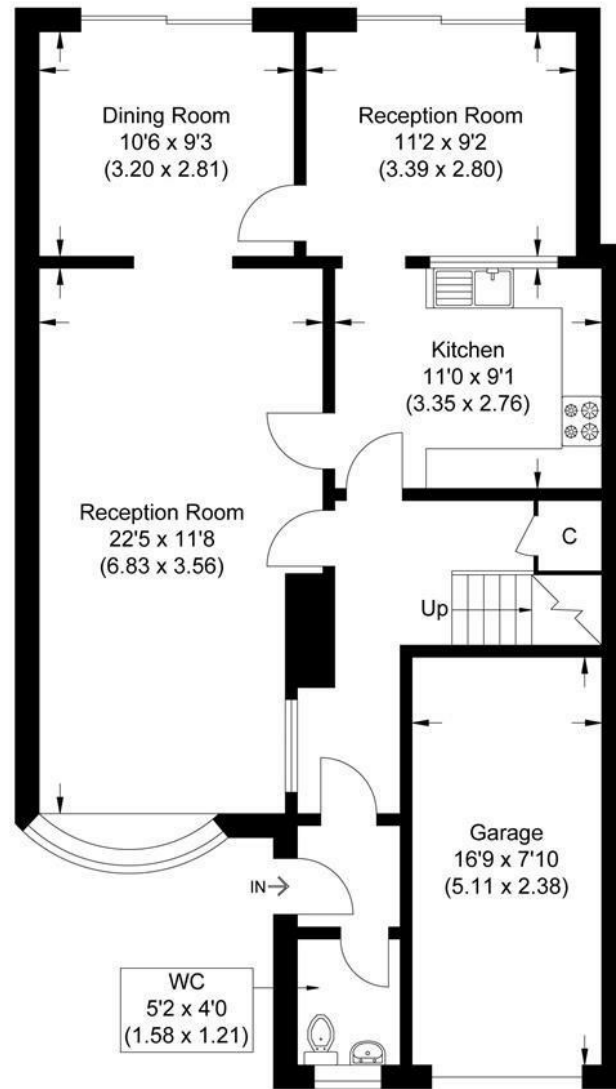
54 Monks Walk, Buntingford, SG9 9DR

Price £500,000

This well-appointed 1,389 sqft house boasts a larger than average lounge, a separate dining room plus has the benefit of a sun room over looking the well maintained garden. The property features a driveway and garage, three generously sized bedrooms, a four piece bathroom and has the convenience of a downstairs cloakroom. Set on a quiet cul-de-sac within Monks Walk and in easy walking distance to the High Street and the local schools, this property is perfect for families.

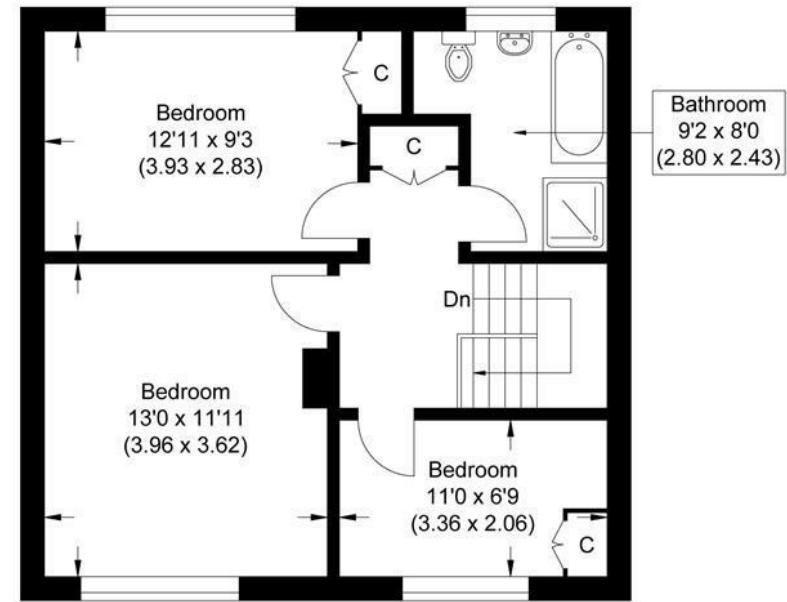
- Good size semi-detached house
 - Three good size bedrooms
 - Sun room over looking the garden
 - Four piece bathroom including a double length walk-in shower
 - Well maintained private rear garden
- Set within a cul-de-sac
 - Large lounge and separate dining room
 - Downstairs cloakroom
 - Driveway and garage
 - Walking distance to schools and High Street





Ground Floor

Approximate Gross Internal Area
129.12 sq m / 1389.83 sq ft
(Includes Garage)
Garage Area 12.16 sq m / 130.88 sq ft



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

Security lamps. UPVC and glazed front door.

Entrance Lobby

Partially panelled walls. Doors to:

Cloakroom

Vanity wash hand basin. Tiled splash backs. Low level flush w/c. Chrome ladder style radiator. Obscure window to front aspect. Wood effect floor.

Entrance Hall

Understairs storage. Stairs to first floor. Doors to:

Lounge

Bay window to front aspect. Two radiators. Feature gas fireplace. Door to kitchen. Opens through to:

Dining

Sliding patio doors to garden. Radiator. Door to Sun Room.

Sun Room

Wood effect flooring. Radiator. Sliding patio doors to garden. Through to:

Kitchen

Cream shaker style wall and base level units with laminate countertops over. Composite one and a half bowl sink and drainer. Tiled splashbacks. Vinyl flooring. Space and plumbing for washing machine and dishwasher. Space for tumble dryer and fridge/freezer.

First Floor**Galleried Landing**

Shelved airing cupboard houses hot water cylinder. Doors to:

Bedroom One

Window to front aspect. Radiator. Fitted wardrobes.

Bedroom Two

Window to rear aspect. Radiator. Built in wardrobes.

Bedroom Three

Window to front aspect. Radiator. Fitted wardrobes.

Bathroom

Four piece bathroom comprising of a panel bath, double walk-in shower cubicle, low level flush w/c and vanity wash hand basin. Chrome ladder style radiator. Obscure window to rear aspect. Tiled walls. Wood effect flooring. Inset spot lights. Extractor fan.

Outside**Front**

Driveway

Garden

Laid to lawn with mature shrubs. Path leading to front.

Garage

Up and over door. Power. Water tap. Houses water softener.

Rear**Garden**

Raised decking to the house. Side access. Lawn framed with mature shrubs.

Agents Note

Loft is partially boarded with a ladder.

Boiler serviced annually.

Water softener in garage.









