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82 Monks Walk, Buntingford, Hertfordshire, SG9 9DP

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Price
£560,000

- Stunning, substantially renovated and thoughtfully extended family home
- Finished to an exceptional standard throughout
- Impressive open-plan kitchen/dining/living space
- Beautifully appointed modern family bathroom
- Underfloor heating to the ground floor and hardwired internet throughout
- Situated on a highly sought-after development close to local amenities
- High-specification interiors with quality finishes
- Separate welcoming sitting room
- Recently landscaped rear garden designed for low-maintenance enjoyment
- No upward chain

NO UPWARD CHAIN A stunning, substantially renovated and thoughtfully extended family home, ideally positioned on this highly sought-after development close to excellent local amenities.

Finished to an exceptional standard throughout, the property offers stylish, high-specification interiors with a truly impressive open-plan kitchen/dining/living space, perfect for modern family life and entertaining. Additional highlights include a welcoming sitting room and a beautifully appointed family bathroom.

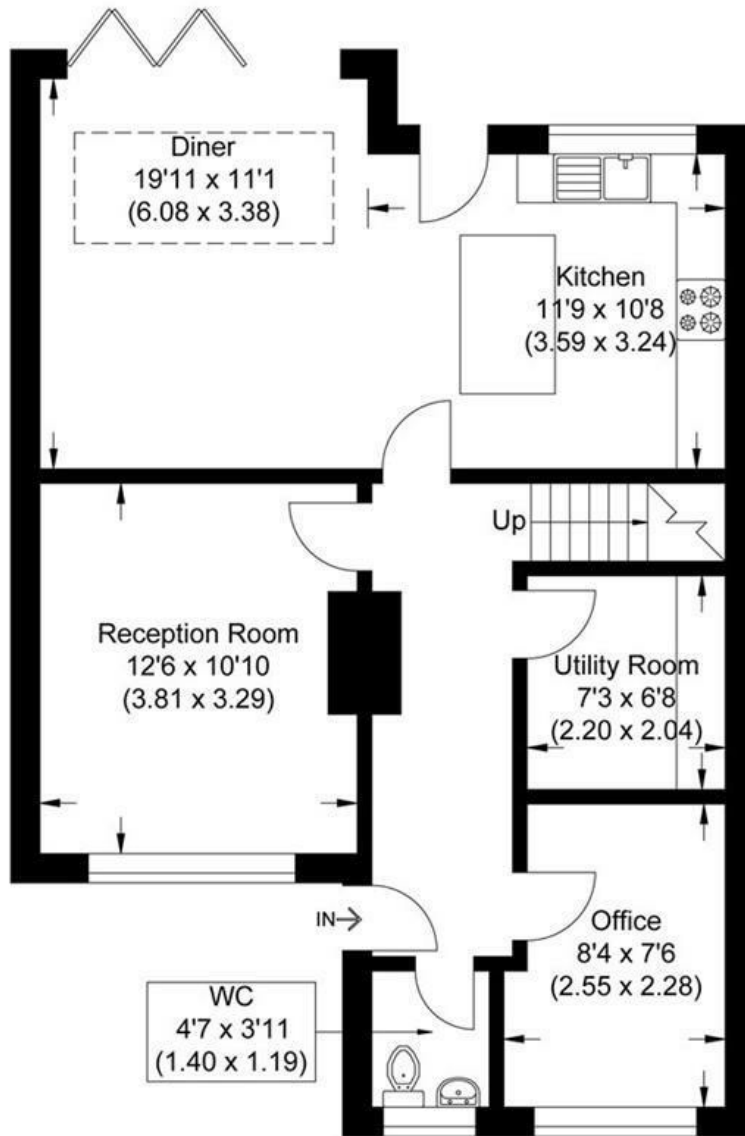
Outside, the recently landscaped rear garden provides a superb private retreat and has been designed for low-maintenance enjoyment. Further benefits include underfloor heating to the ground floor and hardwired internet connectivity throughout.

Every element of this home has been carefully considered and expertly designed, creating a property of real quality and distinction. Early viewing is highly recommended.

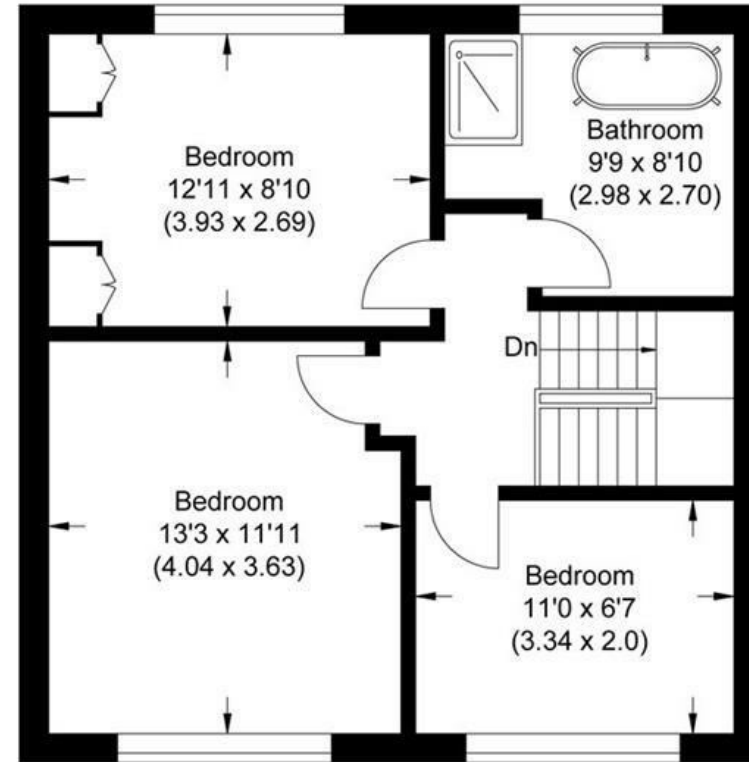
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Approximate Gross Internal Area
120.76 sq m / 1299.85 sq ft



Ground Floor



First Floor

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

Entrance

Contemporary composite front door. Security lamps.

Entrance Hall

A spacious entrance hall featuring underfloor heating and wood-effect Amtico-style flooring. Doors lead to the study, cloakroom, utility room, sitting room and kitchen/dining/reception space, with a turning staircase rising to the first floor. Panelled walls extend to dado height, complemented by glass balustrade panels to the staircase.

Cloakroom

uPVC window to front. Contemporary white suite comprising floating WC with concealed cistern and floating vanity unit with ceramic wash hand basin. Chrome ladder-style heated towel rail. Underfloor heating and wood-effect Amtico-style flooring.

Study

uPVC window to front. Built-in gloss white storage units. Network hub installed. Underfloor heating and wood-effect Amtico-style flooring.

Utility Room

Built-in full height and eye level units. Vaillant combi boiler. Space and plumbing for washing machine and tumble dryer. Water softener. Underfloor heating and wood-effect Amtico-style flooring.

Sitting Room

uPVC picture window to front. Large feature wall display unit with dedicated space for a 76-inch flat screen television. Feature faux fireplace with

painted timber surround and brick hearth. Underfloor heating and wood-effect Amtico-style flooring.

Kitchen / Dining / Family Room

A superb open-plan space with a striking bank of aluminium-framed bi-fold doors to the rear, complemented by a matching glazed door and uPVC window. A large uPVC lantern roof light with integrated mood lighting enhances the sense of space and natural light.

The kitchen is fitted with Magnet units and quartz work surfaces, incorporating an inset stainless steel sink with incinerator. Appliances include built-in eye-level double ovens, microwave, built-in fridge and dishwasher. A large inset five-ring gas hob is complemented by an extractor over.

Extensive storage is provided through pan drawers, spice drawer and integrated bin storage. A substantial island forms a central focal point, offering a breakfast bar to two sides with additional storage, pan drawers and cutlery drawer.

The space continues into generous dining and seating areas, ideal for both family living and entertaining. Underfloor heating and wood-effect Amtico-style flooring complete the room.

First Floor

Landing

Doors to all first-floor rooms. Loft access.

Bedroom One

uPVC window to front. Radiator.

Bedroom Two

uPVC window to rear. Radiator.

Bedroom Three

uPVC window to front. Radiator.

Bathroom

uPVC window to rear. Freestanding egg bath with central fill. Large double-width walk-in shower with drench head, handset shower and remote control. Chrome ladder-style heated towel rail. Porcelain tiled flooring.

Outside

Front

Spacious block-paved driveway. Gated side access.

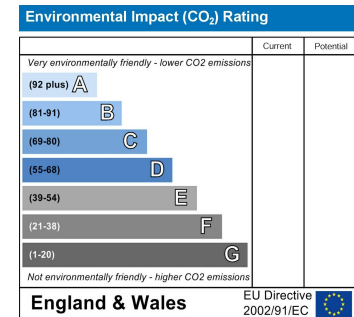
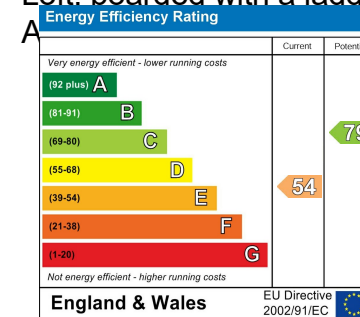
Rear Garden

Raised patio area with steps leading down to a lower section laid to astro turf. External lighting. Hot and cold external taps. East-facing aspect.

Agents Note

Council tax band E

Loft: boarded with a ladder



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.







