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23 Keen Avenue, Buntingford, SG9 9GS

£530,000

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Asking Price £530,000

Positioned within the popular town of Buntingford, this beautifully presented four-bedroom home offers stylish and versatile accommodation, ideally suited to modern family living. Built in 2018, the property combines contemporary design with a practical layout, creating a welcoming home that is ready to move straight into.

Set across three floors, the accommodation provides excellent space for both everyday family life and entertaining. The bright and inviting living-dining room offers a comfortable setting in which to relax, unwind and enjoy the stylish media wall; whilst the well-appointed kitchen with integrated appliances provides a practical and sociable heart to the home.

Upstairs, there are four well-proportioned bedrooms, providing plenty of flexibility for a growing family, guests or those working from home. The property is further complemented by two bathrooms, offering convenience and practicality for busy households. Outside, the property benefits from a low maintenance, landscaped rear garden and off-road parking for two vehicles, adding to its appeal and ease of living.

Keen Avenue is ideally positioned for enjoying all that Buntingford has to offer, with a range of local shops, amenities and facilities close by, while excellent transport links provide convenient connections for commuters. Combining generous accommodation, a modern finish and a well regarded location, this is a wonderful opportunity to acquire a contemporary family home in one of Hertfordshire's sought-after market towns.

- Remainder of NHBC warranty
- Jack & Jill family bathroom
- Modern decor throughout
- Ensuite to master
- Stylish media wall to living room
- Parking for two vehicles
- Popular residential location
- Landscaped rear garden
- Close to local schools and amenities
- Four well proportioned bedrooms

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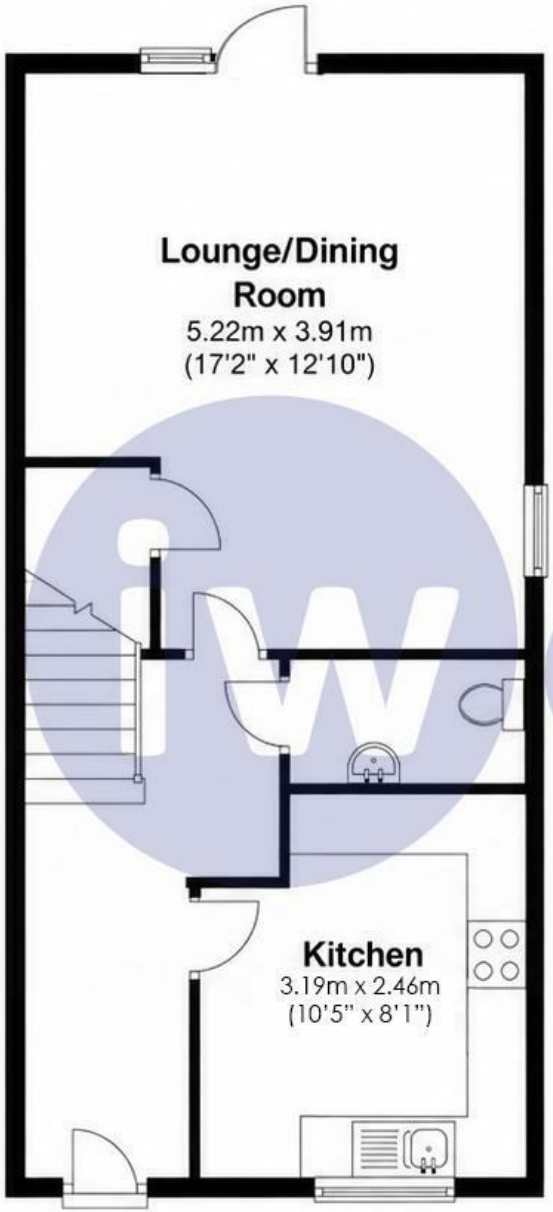
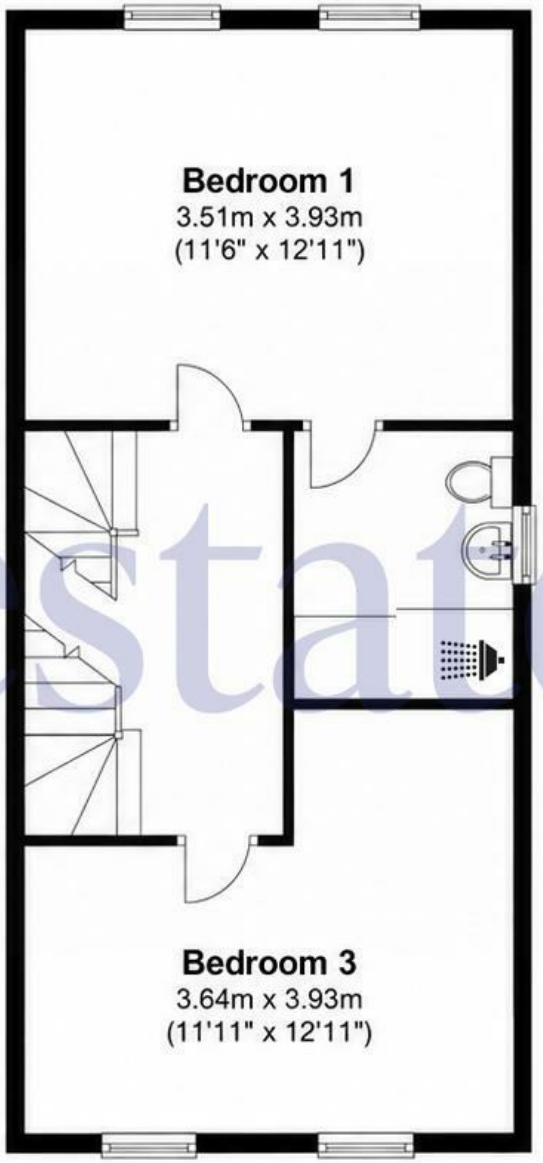
Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



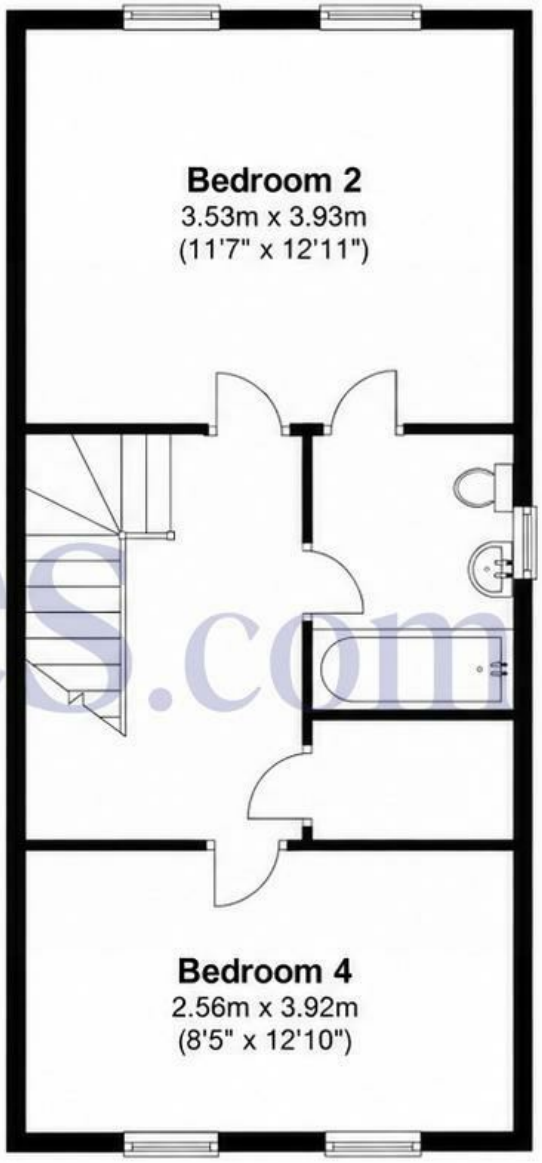
First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



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Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Front External
Parking for two vehicles in tandem alongside property, external power, external light, water tap. Shingle frontage and path leading to entrance door with flat roof porch over.

Entrance/Hallway
Front door with obscure glass door panels. Panelling to walls, wooden laminate flooring, inset ceiling lights, radiator. Opening to:

Kitchen
10'5" x 8'0"
Vinyl tiled flooring, laminate worktops, inset ceiling lights, under cupboard lights, extractor fan, window to front aspect. Range of wall and base units in white and dark grey, cupboard housing boiler. Integrated appliances comprising Indesit washing machine, Indesit dishwasher, fridge freezer, Zanussi single oven & grill, 5 ring gas hob with extractor fan over and splash back behind. One and a half sink inset to worktop with mixer tap over.

WC
Vinyl tiling, light fitting, radiator, extractor fan. White suite comprising low level dual flush WC and pedestal hand basin with mixer tap over and tiled splashback.

Living/Dining
17'1" x 12'9"
Wooden laminate flooring, inset ceiling lights, radiator, large storage cupboard. Media wall with illuminated dimmable shelving, inset LED firebox, recess for 70" TV. Window to side aspect, door leading to rear garden with sidelight.

Stairs to first floor & landing
Carpet runner fitted to stairs, fitted carpet to landing, inset ceiling lights, panelling to walls.

Bedroom 1
11'6" x 12'10"
Wooden laminate flooring, two windows to rear aspect, light fitting, thermostat, radiator. Panelling to side wall, fitted mirrored wardrobes and illuminated vanity area. Door to:

Ensuite
Tiled flooring, inset ceiling lights, extractor fan, obscure glass window to side aspect. Fully tiled walls, heated towel rail. White suite comprising pedestal hand basin with mixer tap over, low level dual flush WC, fully tiled shower unit with sliding tempered glass doors, mixer tap and shower head over.

Bedroom 3
11'11" x 12'10"
Laminate flooring, radiator, inset ceiling lights, panelling to side wall, two windows to front aspect.

Stairs to second floor & landing
Fitted carpet, light fitting, loft access, large cupboard housing water tank.

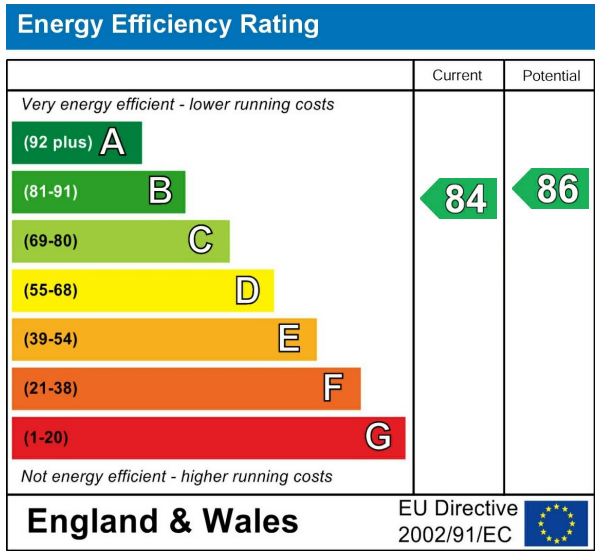
Bedroom 2
11'6" x 12'10"
Vinyl flooring, radiator, two windows to rear aspect, light fitting, door to Jack & Jill bathroom.

Bedroom 4
8'4" x 12'10"
Vinyl flooring, radiator, two windows to front aspect, light fitting.

Bathroom
Jack & Jill style bathroom. Tiled flooring, inset ceiling lights, extractor fan, obscure glass window to side aspect. Fully tiled walls, heated towel rail. White suite comprising pedestal hand basin with mixer tap over, low level dual flush WC, panel bath with mixer tap and separate shower head over.

Rear Garden
Patio area, side gate leading to front and parking, external light. Landscaped with railway sleepers creating a raised garden laid to artificial lawn, additional patio area and shed.

Agents Note
Loft: Partially boarded with light and pull down ladder.
Council Tax Band E - approx. £3,001.27 p.a (subject to change)
Management service charge approx. £350 p.a. (please find exact figures from your legal representative)
Freehold



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.





















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