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28 Monks Walk, Buntingford, SG9 9EE

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Asking Price £500,000

Offered CHAIN FREE and set in the popular area of Monks Walk, Buntingford — where families settle and residents stay for decades — this delightful detached home offers a wonderful opportunity for a young family looking to grow into their next home. The property has been thoughtfully extended over the years and now offers generous living space, though it would benefit from light renovation, allowing new owners to add their own personal touch.

The spacious lounge provides a welcoming setting for relaxation and family gatherings, while the separate study or playroom adds valuable flexibility — ideal as a home office or children's space.

With four well-proportioned bedrooms, an integral garage, and a private driveway, this home combines comfort, convenience, and potential. The generous rear garden offers excellent outdoor space for entertaining, play, or further landscaping.

Offered at a great price for a four-bedroom detached property in this sought-after location, the home also presents exciting potential to extend further (subject to planning permission).

- Sold with Vacant Possession - NO CHAIN
- Separate Study/Playroom
- Four Bedrooms
- Driveway to Integral Garage
- Gas Central Heating and Double Glazing
- Spacious Lounge/Dining Room
- Convenience of a Ground Floor Cloakroom
- Family Bathroom
- Nice Size Rear Garden
- Extended Detached Family Home



Approximate Gross Internal Area  
98.21 sq m / 1057.12 sq ft  
(Includes Garage)

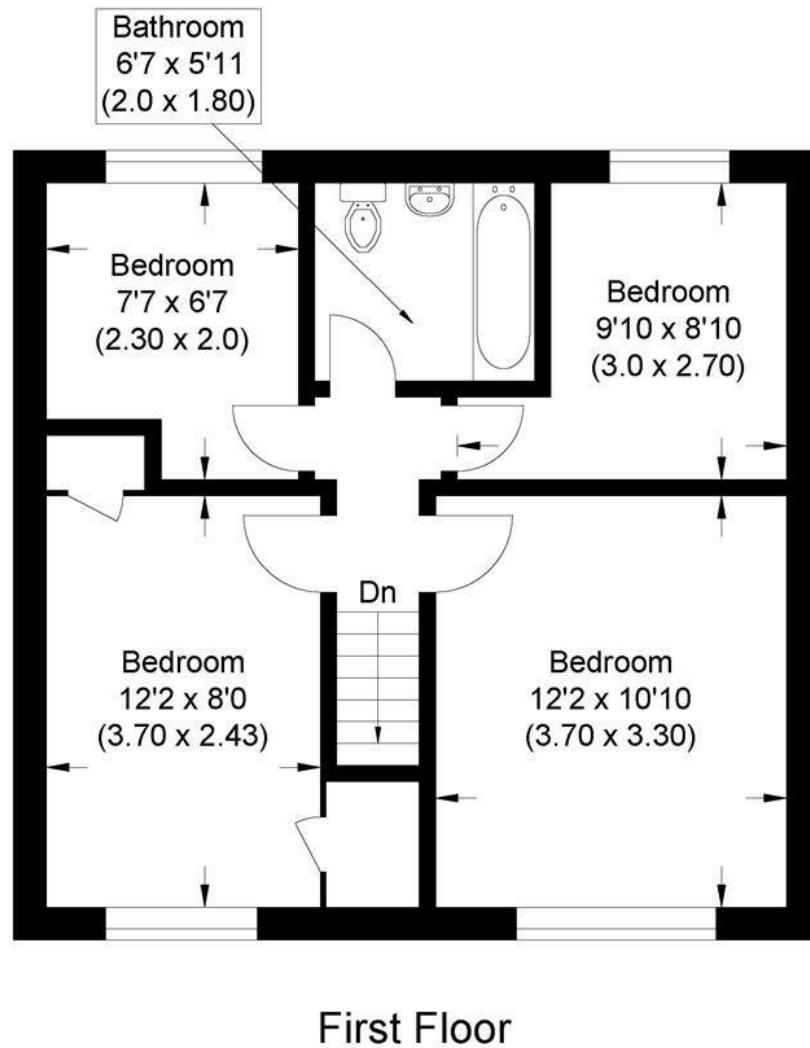
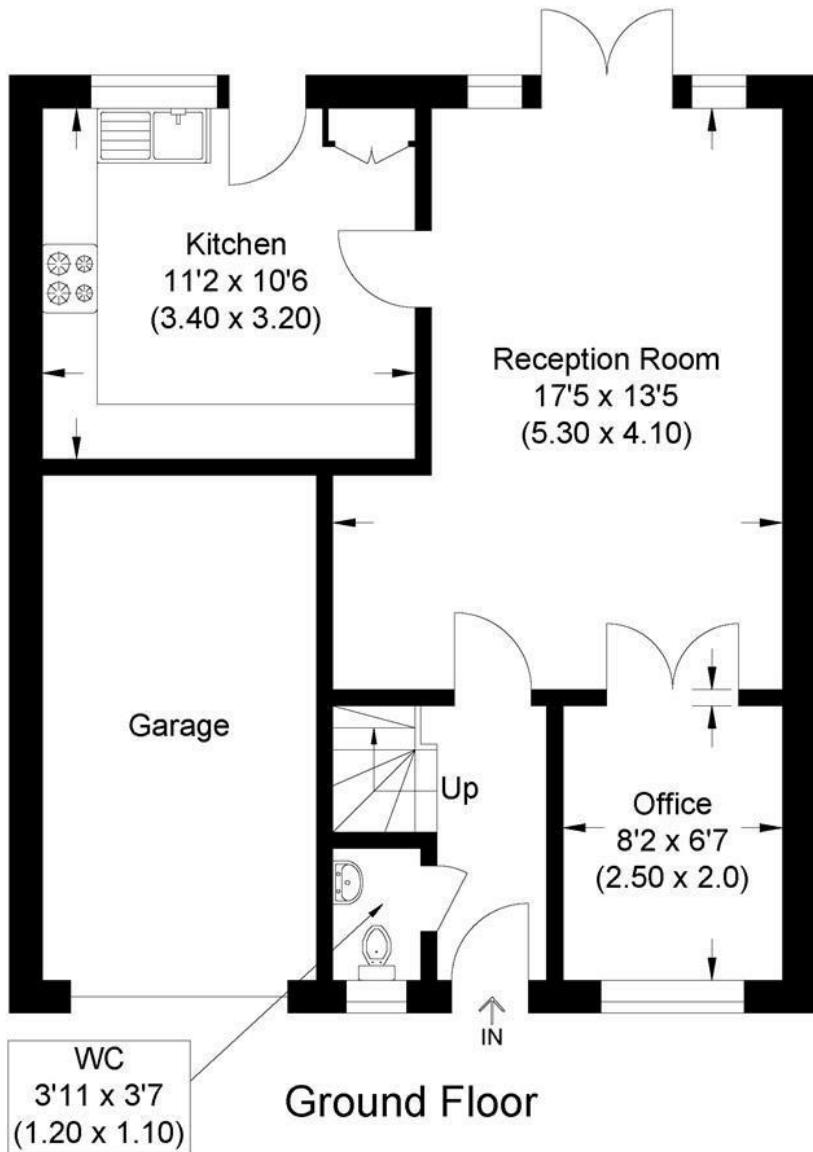


Illustration for identification purposes only, measurements are approximate, not to scale.



## Hall

Tiled floor. Radiator. Stairs to first floor.

## Cloakroom

Low flush WC. Wash hand basin with splashback tiling. Radiator. Window to front.

## Lounge

A spacious room with double doors to rear. Two double Radiators. Double doors to:

## Study/Playroom

Window to front. Double radiator.

## Kitchen

Range of wall and floor units with roll over work surfaces. Single drainer sink unit with mixer tap. Splashback tiling. Built in gas hob with oven under. Window and door to rear. Plumbing for automatic washing machine. Double radiator.

## Landing

### Bedroom 1

Large window to front. Radiator.

### Bedroom 2

Window to front. Radiator. Built in storage cupboard. Built in airing cupboard housing the hot water tank and immersion heater.

### Bedroom 3

Window to rear. Radiator.

### Bedroom 4

Window to rear. Radiator.

## Bathroom

Suite comprising of panelled bath with shower above. Pedestal wash hand basin. Low flush WC. heated towel rail. Tiled walls.

## Outside

### Front Garden

Lawn. Driveway leads to:

### Integral Garage

Up and over door. Light and power. Gas fired boiler supplying hot water and central heating.

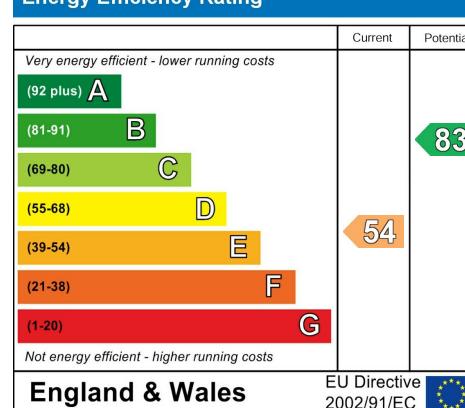
### Rear Garden

Patio area directly behind. Steps lead to good size lawn. Timber shed.

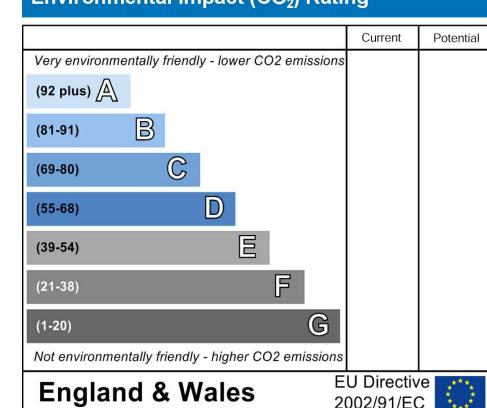
### Agents Note

Loft un-boarded without light or ladder.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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.

