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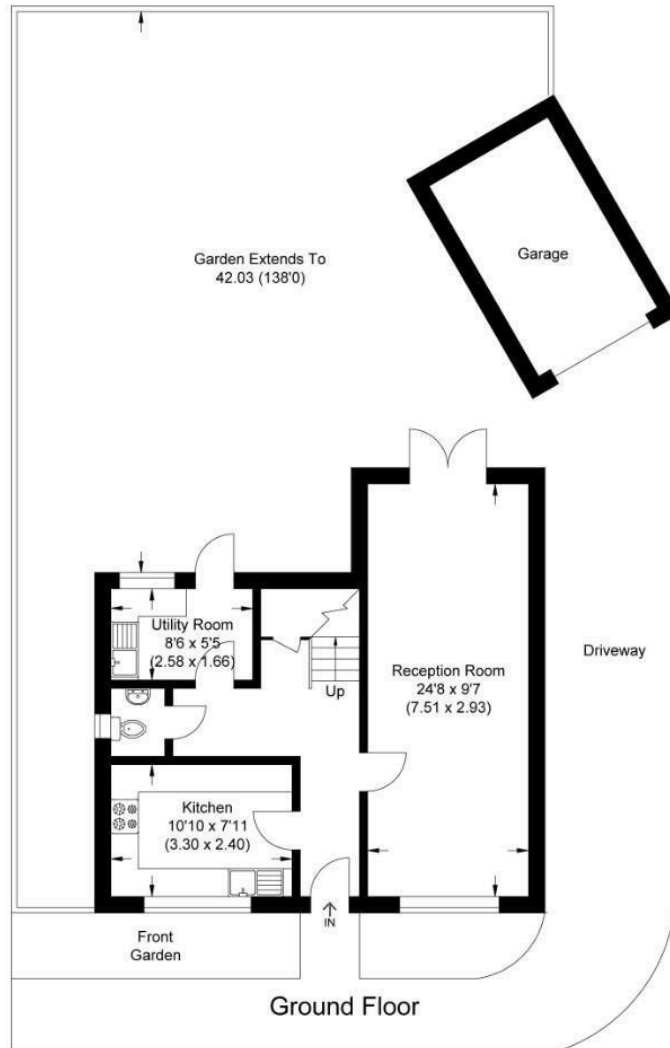
104 Dray Gardens, Buntingford, SG9 9GX

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Price £599,995

A stunning detached house boasting four bedrooms, and three bathrooms, this property provides ample space for a growing family or for those who love to entertain. Located in a fantastic location at the edge of the development, tucked away in a peaceful corner. Beautifully designed interior that exudes both style and functionality. The four bedrooms are not only spacious but also feature fitted wardrobes, providing plenty of storage space. The en suite showers in bedrooms one and two add a touch of luxury, while the downstairs cloakroom offers convenience for guests. Parking will never be an issue with a garage, a driveway for two cars, and an allocated visitor bay. A must view!

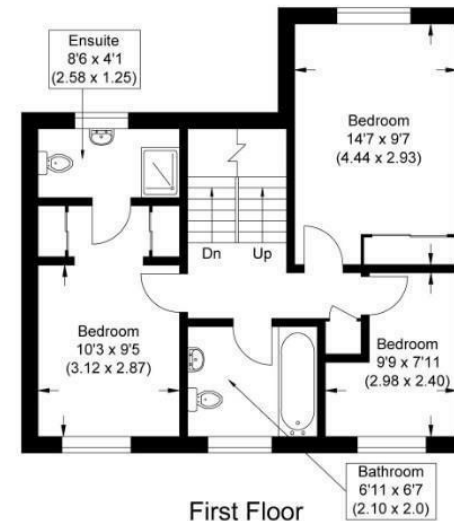
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Approximate Gross Internal Area
121.34 sq m / 1306.09 sq ft
(Excludes Garage & Eaves Storage)

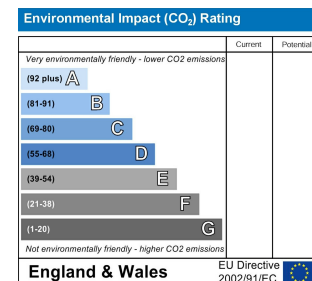
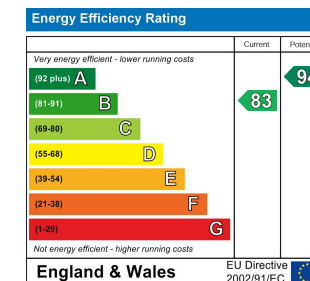


Second Floor



First Floor

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



Entrance

Canopy porch. Security lamps.

Entrance Hall

Coconut matting. Wood effect flooring. Radiator. Stairs to first floor. Understairs cupboard. Doors to:

Lounge / Diner

24'8" x 9'7"
Window to front aspect. French doors to rear garden aspect. Radiator. Inset feature electric fire. Inset ceiling lights.

Kitchen

10'10" x 7'11"
Well equipped kitchen comprising of wall and base level units with complementary work tops over. Stainless steel one & a half sink and drainer with mono tap over. Integrated double oven with 4-ring gas hob, stainless steel splash backs and extractor hood over. Integrated dishwasher. Integrated fridge / freezer. Tiled floor. Under cabinet lighting. Inset ceiling lights. Window to front aspect.

Cloakroom

Low level flush w/c. Pedestal wash hand basin with tiled splash back. Tiled floor. Half panelled walls. Obscure window to side aspect. Extractor fan. Consumer board.

Utility Room

8'6" x 5'5"
Base level units with complementary counter top over. Stainless steel sink with pull out rinser tap. Space and plumbing for washing machine. Houses boiler. Extractor fan. Window to rear. Glazed door to rear.

First Floor

Landing

Window to rear. Inset spots. Shelved airing cupboard housing hot water cylinder.

Bedroom Two

10'3" x 9'5"
Window to front aspect. Radiator. Two double mirror fronted fitted wardrobes. Door to:

En Suite Shower

8'6" x 4'1"
Large walk in shower cubicle with hand held and drench head shower. Low level flush w/c with hidden cistern within vanity unit. Vanity wash hand basin. Tiled floor. Extractor fan. Inset ceiling lights. Chrome ladder style radiator. Window to rear aspect.

Bedroom Three

14'7" x 9'7"
Mirror fronted double fitted wardrobe. Radiator. Window to rear aspect.

Bedroom Four

9'9" x 7'11"
Fitted wardrobe. Radiator. Window to front aspect.

Bathroom

6'11" x 6'7"
Panel bath with shower over and glazed shower screen. Low level flush w/c with hidden cistern within vanity unit. Vanity wash hand basin. Wall mirror. Obscure window to front aspect.

Second Floor

Landing.

Window to rear aspect. Inset ceiling lights.

Bedroom One

23'11" x 10'2"
Wall panelling concealing hidden extensive eaves storage. Two extra large Velux windows over looking the countryside to the front aspect. Solar powered electric blinds. Two radiators. Inset ceiling lights. Dressing area with two mirror fronted double wardrobes. Door to:

EnSuite

7'9" x 3'11"
Double walk in shower with hand held and drench head shower. Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. LVT flooring. Extractor fan. Inset ceiling lights. Obscure window to rear aspect.

Outside

Front

Path leading to front. Lawn framed with espalier apple trees. Driveway to side.

Rear Garden

Laid to lawn with patio to the house and path leading to and along the garage. Framed with a selection of shrubs, wisteria and fan Morello cherry trees. Outside tap. Outside power sockets. Side gate access to driveway.

Garage

Up and over door. Eaves storage. Power. Ethernet connection. Privacy door to the rear.

Parking

Driveway for up to two vehicles plus allocated visitors bay.

Agents Note

- * Boiler location - utility. Annually serviced
- * Loft extension - Permitted Development
- * Gas central heating
- * Council tax band E
- * Service charge £250 p.a. due in April of each year

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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 bound 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 services and appliances. All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters 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 Hunters estate agents.

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