



iwestates.com

19 Brice Gardens, Buntingford, Hertfordshire, SG9 9GR

19 Brice Gardens, Buntingford, Hertfordshire, SG9 9GR

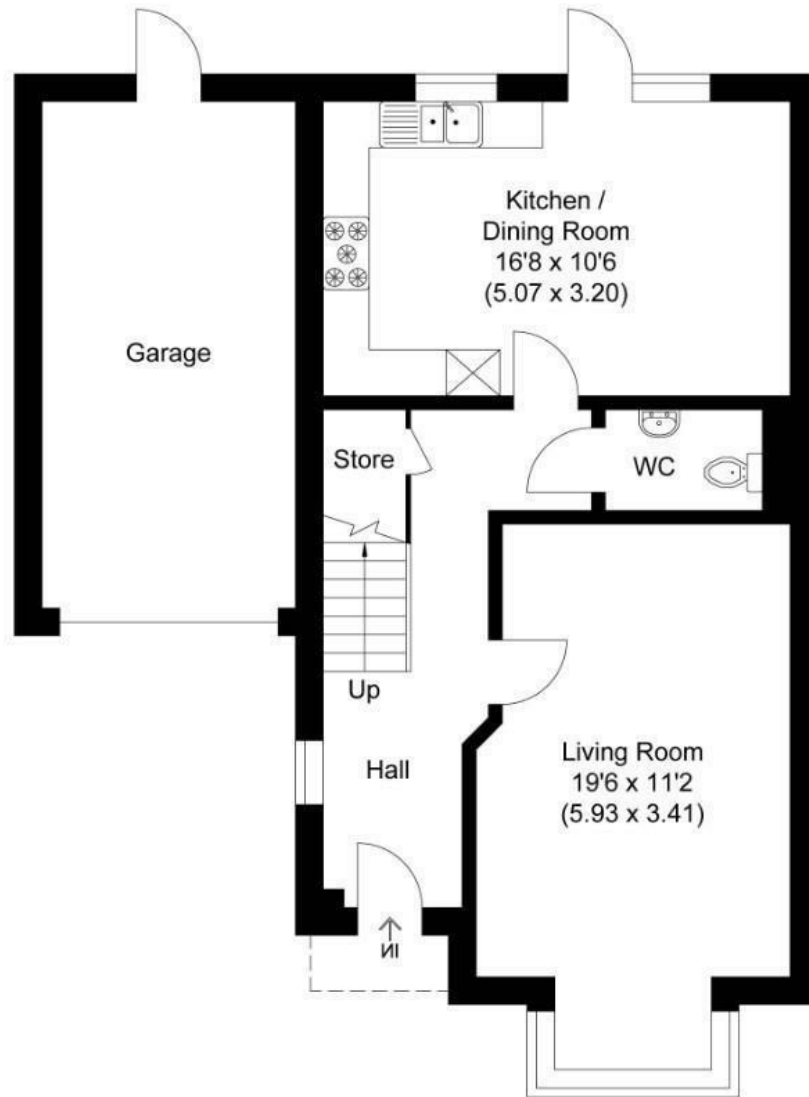
Offers In Excess Of £540,000

Tucked away in the cul-de-sac of Brice Gardens, Buntingford, this semi-detached house offers a generous 1172 square feet of well-designed living space, complemented by a convenient garage and driveway. A beautifully designed interior that exudes warmth and sophistication. The property comprises four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and fitted wardrobes. Step outside to discover an east-facing garden that backs onto serene woodland, offering a tranquil retreat.

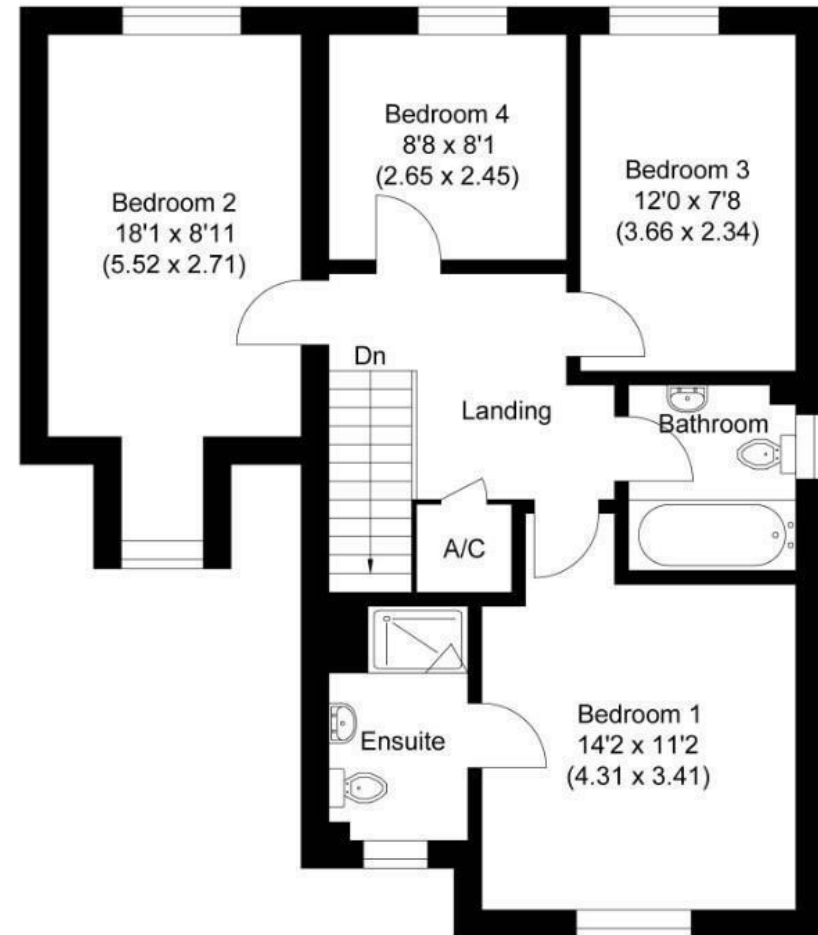
- Spacious semi-detached home
- Large kitchen diner overlooking the garden
- Master bedroom with fitted wardrobes and en-suite
- East facing garden backing on to woodland
- Quiet cul-de-sac position
- Large lounge with box bay window
- Downstairs cloakroom
- Dual facing second bedroom and two further bedrooms
- Garage with driveway
- Beautifully presented throughout

Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391
buntingford@iwestates.com | www.hunters.com

Approximate Gross Internal Area
108.90 sq m / 1172.19 sq ft
(Excludes Garage)



Ground Floor



First Floor

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

Entrance

Canopy porch. Security lamp.

Entrance Hall

Wood effect flooring. Stairs to first floor. Radiator. Window to side aspect. Consumer unit. Under stairs cupboard. Doors to:

Lounge

Large sitting room with box bay window to front aspect. Two radiators.

Kitchen Diner

Shaker range of wall and base level units with granite countertop over. Integrated dishwasher, washing machine, fridge/freezer, electric oven with 5-ring gas hob and extractor over. Inset sink and drainer. Houses boiler. Radiator. Tiled floor. Window to garden aspect. Glazed door with side panel to garden. Extractor fan. Inset ceiling lights.

WC

Pedestal wash hand basin. Low level flush w/c. Radiator. Extractor fan. Inset ceiling lights.

First Floor

Galleried Landing

Large galleried landing. Loft access. Shelved airing cupboard housing hot water tank.

Bedroom One

Fitted wardrobes. Window to front aspect. Radiator. Door to en-suite.

En Suite

Double walk-in shower. Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. Inset ceiling lights. Extractor fan. Fully tiled. Obscure window to front aspect.

Bedroom Two

Dual facing with windows to front and rear aspect. Two radiators. Access to second loft.

Bedroom Three

Window to rear aspect. Radiator.

Bedroom Four

Window to rear aspect. Radiator.

Family Bathroom

Vanity wash hand basin. Low level flush w/c. Panel bath with shower attachment. Inset ceiling lights. Chrome ladder style radiator. Extractor fan. Obscure window to side aspect. Tiled.

Outside

Front

Lawn with small privet hedge. Path leading to front door. Side access.

Garage and Driveway

Driveway leading up to garage with up and over door. Power to the garage.

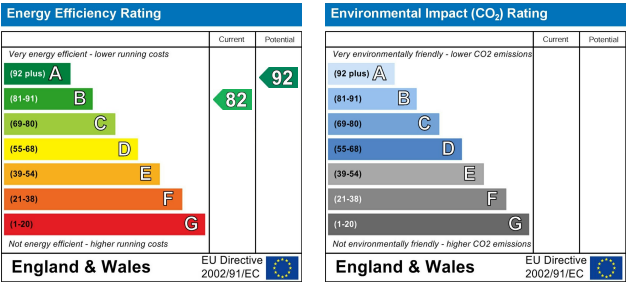
Rear East Facing Garden

Large patio area. Lawn. Timber shed. Outside tap. Security lamp. side access. Privacy door to garage.

Agents Note

The lofts are un-boarded.

**Service charge approximately £241 p.a.



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, 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.









