



iwestates.com

77 Monks Walk, Buntingford, SG9 9DR

77 Monks Walk, Buntingford, SG9 9DR

O.I.R.O £495,000

- Three-bedroom semi-detached family home
- Downstairs W/C
- Large galleried landing
- Modern bathroom suite plus separate shower room
- Off-road parking for two vehicles plus E.V. charger
- Open-plan kitchen, dining, and living area
- Garage converted to utility space and office
- Main bedroom approximately 13ft x 11ft
- East-facing rear garden approx. 75ft
- Popular family estate within walking distance of local schools

This three-bedroom semi-detached home is located on a well-established and popular family estate. The accommodation includes an open-plan kitchen, dining, and living area, along with a downstairs W/C. The garage has been partly converted to provide a useful utility space and a small office area.

Upstairs, there is a large galleried landing, a main bedroom measuring approximately 13ft x 11ft, two further bedrooms, a modern bathroom suite, and a separate shower room.

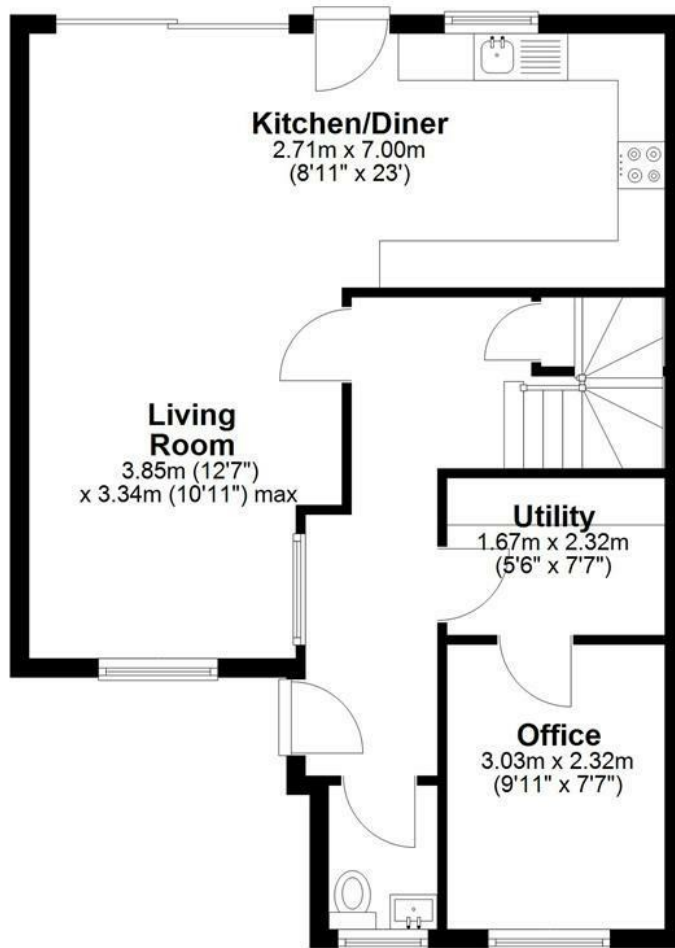
Outside, the rear garden is east facing and extends to around 75ft. The property also benefits from off-road parking for two vehicles.

The home is within walking distance of local schools and amenities, making it a practical option for families looking to settle in a convenient location.

Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

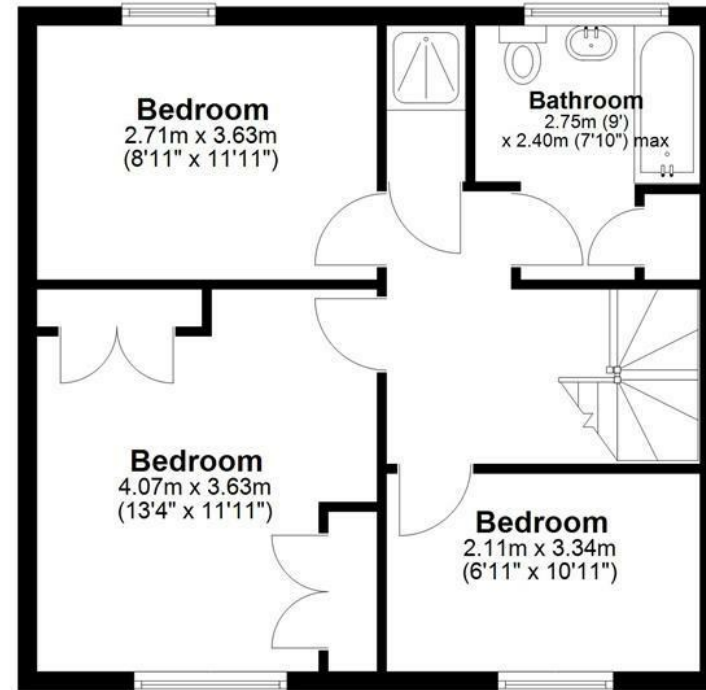
Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Monks Walk

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.

Entrance

UPVC entrance door.

Entrance Hall

Obscure window to lounge aspect. Wood effect flooring. Radiator. Stairs to first floor. Understairs storage cupboard. Doors to:

W/C

Modern cloakroom comprising of low level flush w/c and vanity wash hand basin with mono chrome mixer tap. Dark grey ladder style radiator. Tiled floor and half tiled walls. Obscure window to front aspect.

Utility Room

Wood effect flooring. Range of Shaker style wall and base level units with complementary worktop over. Water softener located beneath worktop. Radiator. Door to:

Office

Wood effect flooring. Window to front aspect. Radiator.

Living Room

Window to front aspect. Radiator. Obscure window to hall aspect.

Dining / Kitchen

Dining Area: Wood effect flooring. Sliding patio doors to the garden. Radiator.

Kitchen: Fitted with a range of gloss wall and base level units with laminate worktops over. Tiled splash backs. One and a half bowl sink and drainer. Space and plumbing for washing machine. Bosch built-in double oven with 4-ring gas hob and extractor hood over. Glass splashback to hob. Space for fridge/freezer and dishwasher. Houses condensation boiler. Window to garden aspect. Glazed door to garden.

First Floor**Galleried Landing**

Access to loft.

Bedroom One

A fitted wardrobe and a free standing wardrobe. Radiator. Window to front aspect.

Bedroom Two

Radiator. Window to rear aspect.

Bedroom Three

Radiator. Window to front aspect.

Family Bathroom

Comprising of a panel bath with shower over and glazed screen, vanity wash hand basin and low level flush w/c. Wall cabinets. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan. Airing cupboard. Obscure window to rear aspect.

Shower Room

Shower cubicle with Aqualisa Quartz shower unit and inset illuminated shelf. Inset ceiling lights. Granite effect wall panelling. Extractor fan. Storage cupboard.

Front**Driveway**

Blocked paved driveway for two vehicles. E.V. charging point.

Rear Garden

East facing rear garden approximately 75ft. Outside power. Outside lighting. Gated side access. Steps lead down to a generous patio area, opening onto a lawn framed by mature, well-established borders and vegetable patch. Greenhouse. Large timber shed by the house. Small timber shed behind the greenhouse. Gated side access.

Agents Note

Boiler (condensation boiler) located in the kitchen.

Loft is boarded and with a ladder.

Water softener located in the utility room.











