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26 Cornwell Close, Buntingford, Hertfordshire, SG9 9GQ

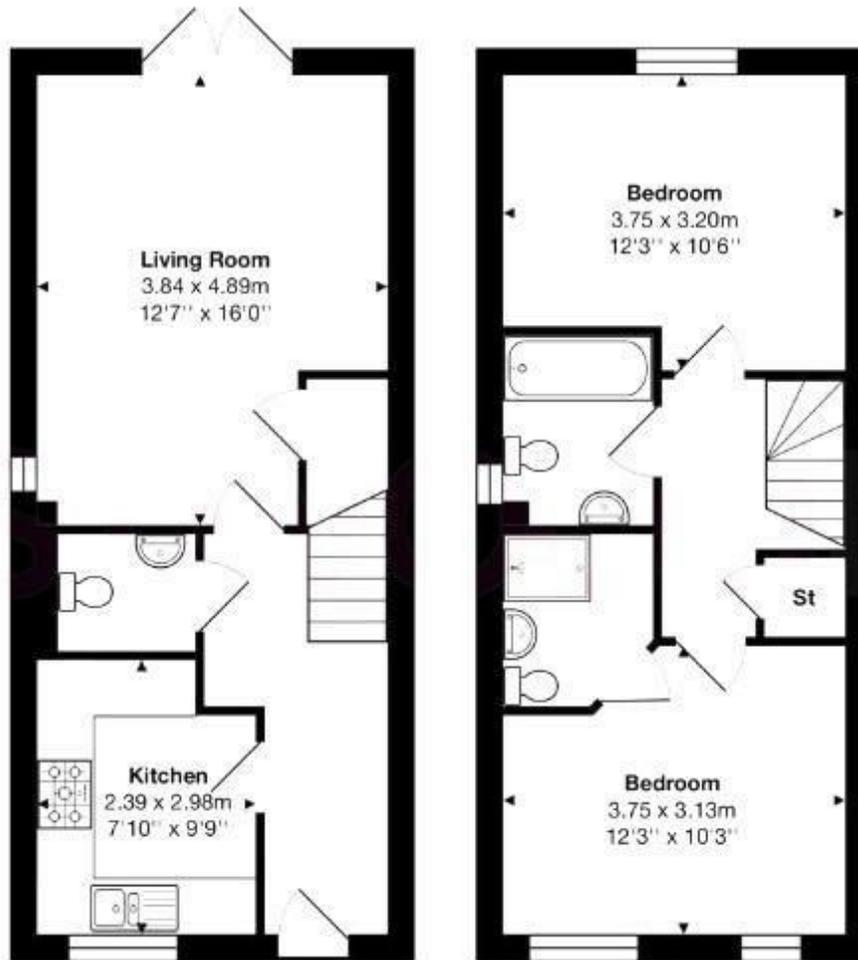
## 26 Cornwell Close, Buntingford, Hertfordshire, SG9 9GQ

Price £375,000

- Spacious two double bedroom end terrace home
- South-facing garden ideal for outdoor enjoyment
- Fully integrated kitchen with granite countertops
- Family bathroom and en-suite shower to bedroom one
- Perfect for buyers seeking space and tranquility
- Generous living accommodation throughout
- Parking available to the front of the property
- Downstairs WC
- Located in a quiet, desirable area
- Vendor has already found their onward move

A beautifully presented modern two double bedroom end-terrace home on a popular Buntingford estate. The property features a bright lounge/diner with access to a south-facing rear garden, and a fully integrated shaker-style kitchen with granite worktops. Upstairs there are two double bedrooms, including bedroom one with ensuite, plus a family bathroom. Additional benefits include a downstairs cloakroom, ample storage, allocated parking, and visitor spaces.

Ideal as a first-time purchase, downsizing opportunity, or investment, this home is close to local amenities and transport links. The vendor has already found their onward move, making this an excellent opportunity for prospective buyers.



Total Area: approx. 70.5 m<sup>2</sup> ... 759 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Entrance**

Composite partially glazed front door with canopy over.

**Entrance Hall**

Covered radiator. Wood effect flooring. Consumer unit. Stairs to first floor. Doors to:

**Kitchen**

High specification fully integrated kitchen with granite worktops and metro tiled splashbacks. Tiled floor. Inset ceiling lights. Window to front aspect. Houses boiler.

**Cloakroom**

White suite comprising of pedestal wash hand basin and low level flush w/c. Extractor fan. Radiator. Tiled floor.

**Lounge / Diner**

Bright and spacious lounge/diner with wood effect flooring and patio doors leading to the south facing garden. Radiators. Large understairs storage cupboard. Window to side aspect.

**Landing**

Galleried landing. Access to loft. Access to airing cupboard housing hot water cylinder.

**Bedroom One**

Two windows to front aspect. Radiator. Freestanding wardrobes. Door to ensuite.

**En Suite Shower Room**

Fully tiled. Shower cubicle. White wash hand basin and low level flush w/c. Mirrored vanity unit. Extractor fan. Chrome ladder style radiator.

**Bedroom Two**

Window to rear aspect. Freestanding wardrobes. Radiator.

**Bathroom**

Comprising of white three piece suite. Low level flush w/c. Wash hand basin. Panelled bath with shower attachments. Mirrored medicine cabinet. Fully tiled. Extractor fan. Chrome ladder style radiator. Window to side aspect.

**Outside****South Facing Garden**

Low maintenance south facing garden with patio. Power point. Outside light.

**Parking**

Allocated parking for one vehicle to the front of the property. Several visitor bays.

**Agents Note**

Service charge circa £350 p.a.

Boiler located in the kitchen.

Consumer unit in the entrance hall.







