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1 Hayden Road, Buntingford, SG9 9UZ

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Asking Price £650,000

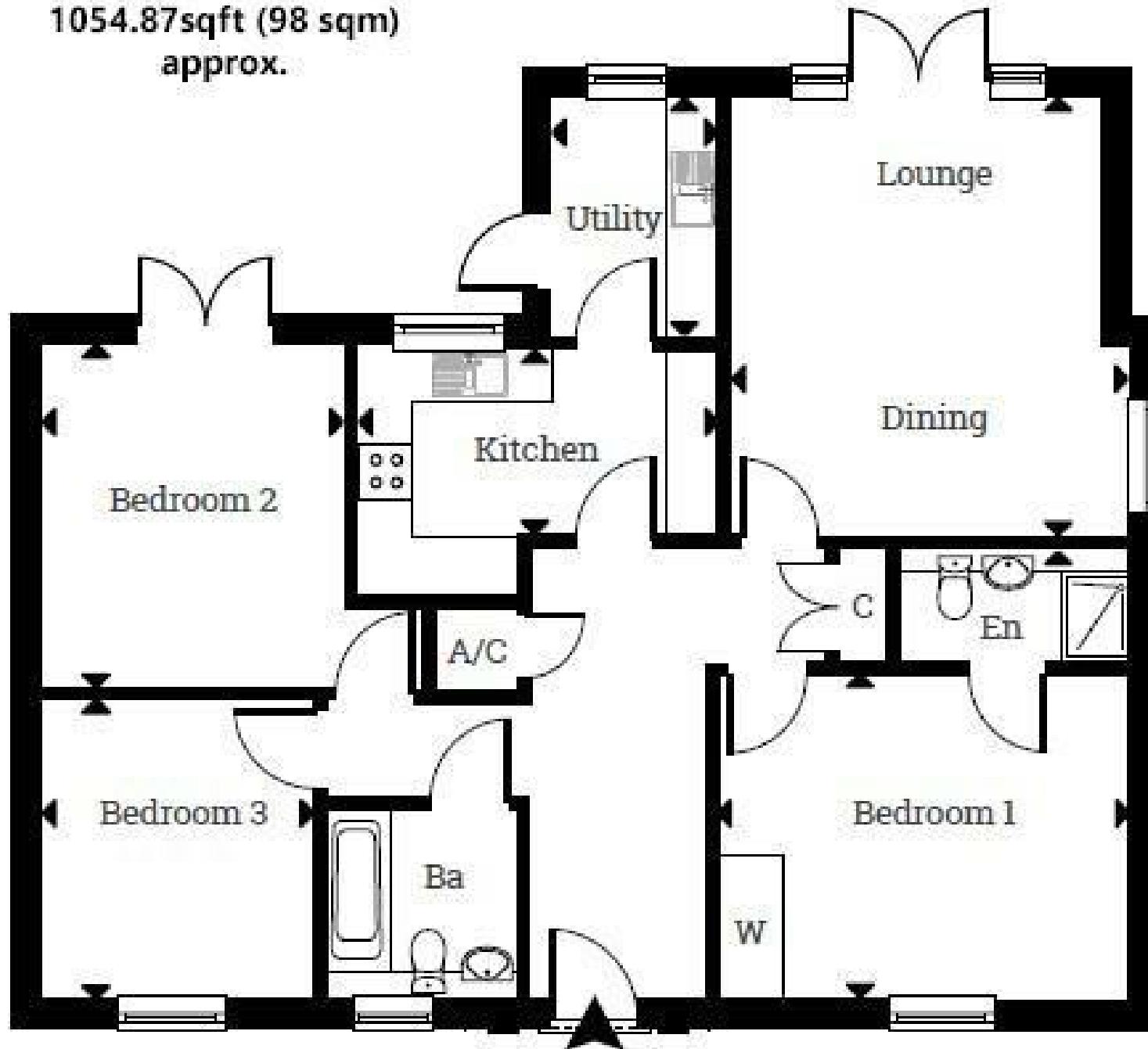
Situated on the edge of the sought-after Wheatley Homes development in Buntingford, iWEstates are delighted to bring to market 'The Hare', a beautifully presented detached bungalow offering stylish, modern living in a peaceful and well-connected setting. Built in 2022, the property spans approximately 1,055 sq ft and has been thoughtfully designed to provide both comfort and practicality.

This chain free property comprises three generously sized bedrooms and two contemporary bathrooms, making it ideal for downsizers or those seeking single-storey living without compromise. A bright and inviting reception room flows into the west facing rear garden, perfect for relaxing or entertaining. Externally, the property benefits from ample off-street parking for up to three vehicles, a valuable feature that enhances everyday convenience for both residents and visitors.

Located within the charming market town of Buntingford, the bungalow enjoys access to a friendly community, attractive countryside surroundings and a range of local amenities; whilst combining the advantages of a modern new-build with a desirable location.

- Chain free
- Off street parking for 2 vehicles
- Contemporary kitchen with integrated appliances and separate utility room
- Light and airy, well planned layout
- Good-sized west-facing rear garden, ideal for afternoon and evening sun
- Nearly new finished to modern standard throughout
- Ideal for downsizers, or those seeking easy, low-maintenance living
- 3 double bedrooms with ensuite to master
- Garage offering secure parking or extra storage
- Situated on the outskirts of town in a quiet, sought-after location

Total Internal Area  
1054.87sqft (98 sqm)  
approx.



## Front External

Single garage with electric door, power and light. Side gated access to rear garden. Driveway for two vehicles. Mature shrubbery border surrounds artificial lawn. Paved pathway to gable porch and front door. External light.

## Entrance

Composite front door with obscure glass insert, inset coir mat to LVT flooring. Security alarm, 3 light fittings, 1 radiator, loft access. Airing cupboard with Megaflo tank and water softener. Additional large storage cupboard housing fuse box, built in shelving, hanging rail and light.

## Living Room

15'7" x 14'1"

Fitted carpet, 2 light fittings, 2 radiators, double glazed window to side aspect with electric roller blind, double glazed French doors with side panels and electric roller blind. Air conditioning unit installed June 2025.

## Kitchen

12'11" x 6'7"

Tiled flooring, 6 spotlights inset to ceiling, 1 main light fitting and under cabinet lights. Double glazed window to rear aspect with electric roller blind, range of wall and base units in gloss white, Silestone worktops surround. Built in NEFF oven/grill with 'slide & hide' door. 6 zone Hotpoint induction hob with Candy extractor fan over and brushed stainless steel splashback. Integrated Hoover fridge/freezer, integrated Hoover dishwasher, integrated bin caddy. One and half

Franke sink with mixer tap over, plinth heater under oven. Door to:

## Utility Room

8'6" x 5'11"

Tiled floor, plumbing for washing machine, space for tumble dryer, 1 radiator, light fitting, extractor fan. Double glazed window to rear aspect, double glazed door leading to rear garden. Franke sink and drainer with mixer tap over, range of wall and base units in gloss white. IDEAL system boiler located in cupboard.

## Bathroom

7'0" x 7'0"

Tiled floor, heated towel rail, white suite comprising low level dual flush wc, hand basin with mixer tap inset to vanity unity, bath with tempered glass shower screen, mixer tap and shower over and tiled surrounds. 4 spotlights inset to ceiling, extractor fan, shaving point, wall mounted mirror, double glazed window with obscured glass to front aspect.

## Master Bedroom

14'8" x 11'6"

Fitted carpet, light fitting, radiator, double glazed window to front aspect, built in wardrobe with light, shelving and hanging rail. Door to:

## Ensuite

Tiled flooring, white suite comprising low level dual flush wc, hand basin with mixer tap set into vanity unit, Aqualisa shower unit with sliding glass doors, wall mounted seat and 3 hand rails. Heated towel rail, 2 spotlights inset to ceiling, shaving point and extractor fan.

## Bedroom Two

12'2" x 10'9"

Fitted carpet, light fitting, radiator, double glazed French doors to rear aspect. This bedroom is currently used as a dining room.

## Bedroom Three

10'7" x 9'8"

Fitted carpet, light fitting, radiator, double glazed window to front aspect.

## Garden

West facing, mostly laid to artificial lawn with mature shrubs and planted borders. Large patio area, waterproof outdoor socket, external lights, water tap. Gated access to driveway, door to garage.

## Agents Note

Council Tax band - E (£2,859.14 p.a. - subject to change)

Development maintenance charge - approx. £300 p.a

Boiler last serviced in November 2025

Loft is partially boarded with ladder and light

