



- Extended semi detached home
- Four Bedrooms
- Two Bathroom
- Spacious open plan living room diner
- Gas Fired Central Heating System
- Attractive West facing Garden
- Integral Garage
- Off road parking to front
- No Onward Chain!

MONKS WALK, BUNTINGFORD

4 1 % EPC

A spacious extended semi detached home offering approximately 1500 sq ft of space and is available with no onward chain. Featuring four bedrooms, ground floor shower room and enclosed West facing rear garden.

GUIDE PRICE
£500,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



MONKS WALK, BUNTINGFORD

GUIDE PRICE
£500,000

INTRODUCTION Wellington Wise are delighted to offer for sale this spacious extended semi detached home set in the regarded town of Buntingford. The four bedroom home has a generous Sunny West facing rear garden, ground floor shower room, and a good size open plan living room/ dining room. Garage and parking for 2/3 vehicles.

STEP INSIDE

The front door opens to an entrance hall with glazed door to a welcoming reception hall with stairs to the first floor and an understairs cupboard. Door opening to the lounge. Shower Room with a double glazed window to the front and comprises a three piece suite of a walk in shower cubicle, low level WC and wash basin. The Living room has been extended and principally has an L shaped living area with twin arches opening to the dining room. A spacious, light and airy reception area with sliding patio doors opening to rear garden and double glazed to rear. The kitchen has a double glazed window to Door to side. Range of fitted wall and base units over. Inset 1 and 1/2 bowl drainer sink unit. Integrated 4 ring ceramic hob with extractor over. Built in double electric oven. Plumbed for washing machine and dishwasher.

The first floor has a landing area with an airing cupboard. The Master Bedrooms is to the rear with a selection of fitted wardrobes and storage. The second bedroom has a double glazed window to the rear, the third bedroom is a good size double with a double glazed window to front and the fourth bedroom would make an ideal home office. The good size family bathroom comprises a four piece suite of a panel enclosed bath, low level WC, wash basin and bidet.

In all there is 1500 sq ft of space

STEP OUTSIDE

To the front is an integral garage with an up and over door and has power and light attached. Personal door to the side access and wall mounted gas boiler for central heating system. Paved driveway for 2/3 vehicles.

The rear garden has a pleasant West facing aspect and is mainly laid to lawn with a range of flower and shrub borders. Shed and paved patio area. All enclosed by panel fencing with a gated side access.

LOCATION

Buntingford is a small market town and civil parish in the district of East Hertfordshire and county of Hertfordshire in England. It lies next to the River Rib and is located on the historic Roman road, Ermine Street.. Market day is Monday, and early closing Wednesday. The Buntingford Carnival is held every other year. There is also a classic car event held in the town each year, on the first Saturday in September. The town has a selection of schools including primary, middle and upper schools. A number of public houses – The Brambles (formerly The Chequers), The Fox and Duck, The Black Bull, The Crown and The Jolly Sailors.

