



£365,000

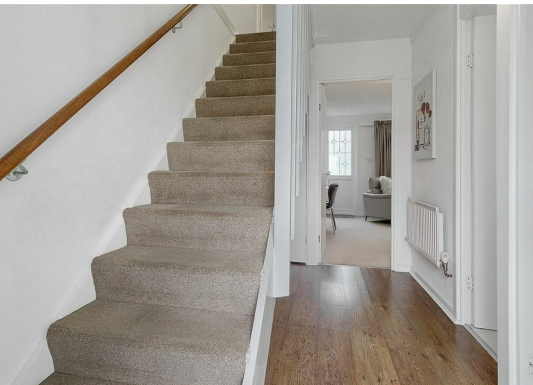
Monks Walk, Buntingford

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## ***Monks Walk, Buntingford, SG9 9EA***

*Sanctuary Buntingford are delighted to offer this spacious 3 Bedroom End house located within a quiet cul-de-sac position. The property is situated on an end plot with wider than average rear garden with direct access to Garage. Internally the accommodation is presented in good order throughout with a downstairs Wc, recently Re-fitted Kitchen and Lounge/Diner, Upstairs there are 3 bedrooms and a Re-fitted Bathroom Wc. complemented by Gas central heating and uPVC Double glazed windows throughout.*







**Entrance door to:**

### **Entrance hall**

Laminate flooring, radiator, storage cupboard, stairs to first floor, under stairs cupboard. Door to:

### **Downstairs Wc**

Comprising low level wc, wash hand basin, tiled walls, tiled floor, heated towel rail, obscure glazed window.

### **Lounge**

18'1" x 13'6"

Windows and door to rear garden, fitted carpet, 2 radiators, tv point.

### **Kitchen**

13'1" x 12'7"

Re-fitted with a matching range of wall and base units with roll edge work surfaces, single drainer sink unit, integrated oven and grill with 4 plate hob and stainless steel extractor hood fitted, plumbing for washing machine, plumbing for dishwasher, , tiled splash backs, tiled floor, wall mounted gas fired boiler, window to front aspect.

### **Stairs to first floor landing**

Fitted carpet, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

### **Bedroom One**

13'6" x 12'3"

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

### **Bedroom Two**

12'3" x 11'6"

Window to rear aspect, built in wardrobe, laminate flooring, radiator.

### **Bedroom Three**

9'10" x 7'7"

Window to rear aspect, fitted carpet, radiator.





### **Bathroom Wc**

*Re-fitted 3 Piece suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.*

### **Exterior**

*West facing rear garden, being wider than average as an end plot. Paved patio area leading to lawn with raised shrub beds to far end and covered storage area to side with pedestrian access, personal door directly to rear of Garage-en-bloc.*

*Front garden laid to lawn with potential to create off street parking space (subject to usual consents)*

### **Agents note**

*Council tax band C £1,894.09 (subject to change)*

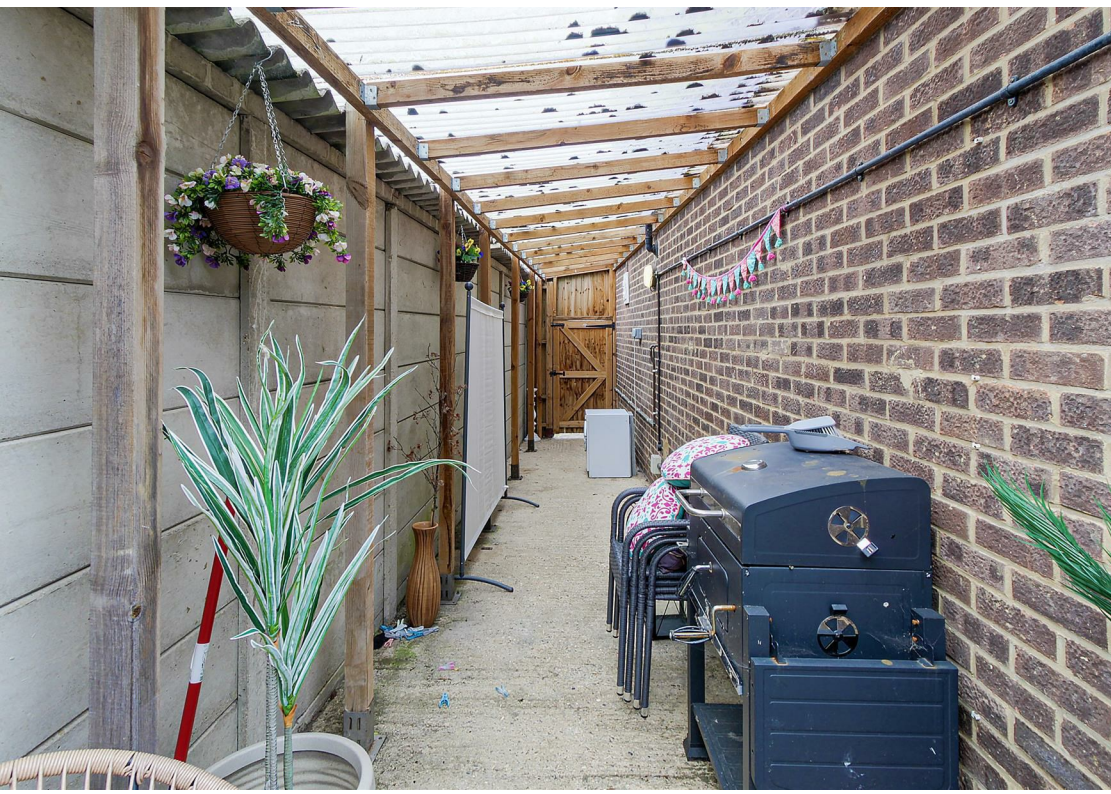
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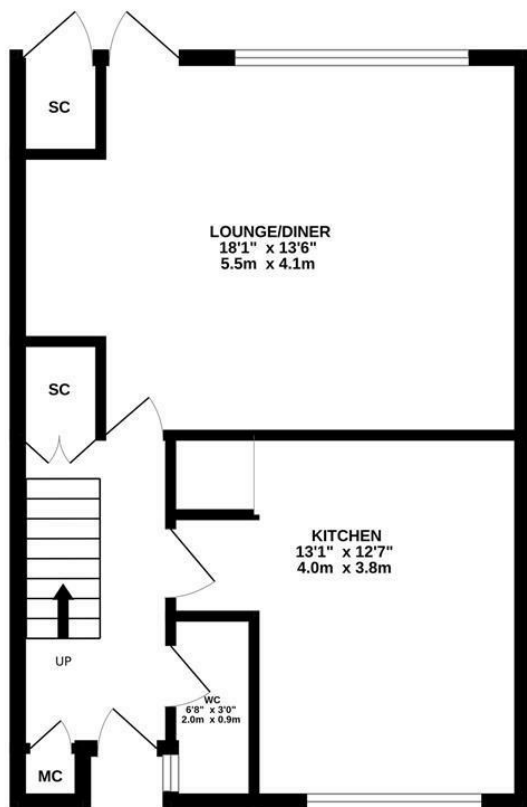




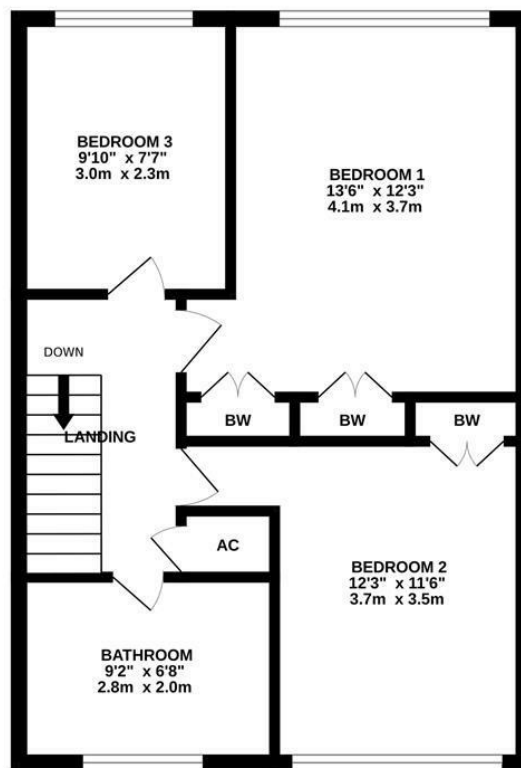




GROUND FLOOR



1ST FLOOR

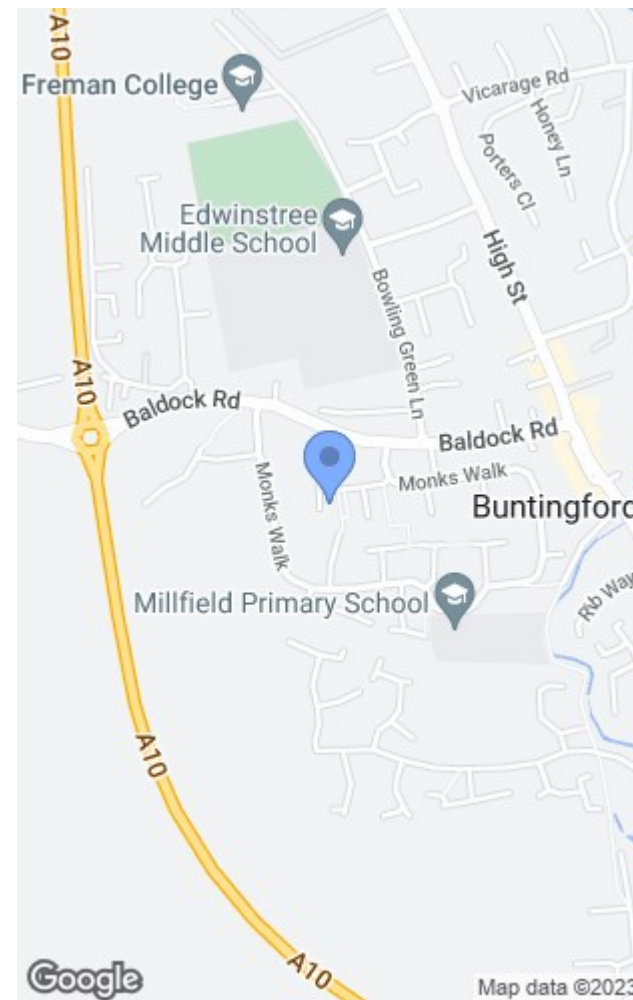


TOTAL FLOOR AREA : 954sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

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