



£375,000

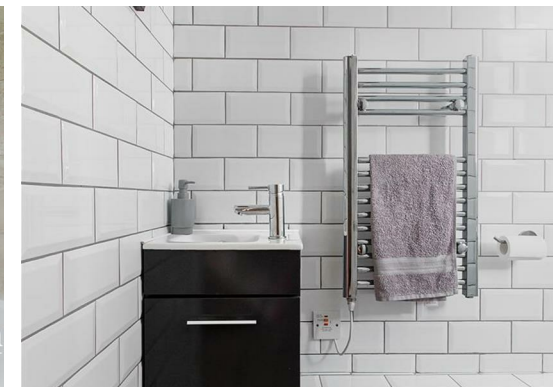
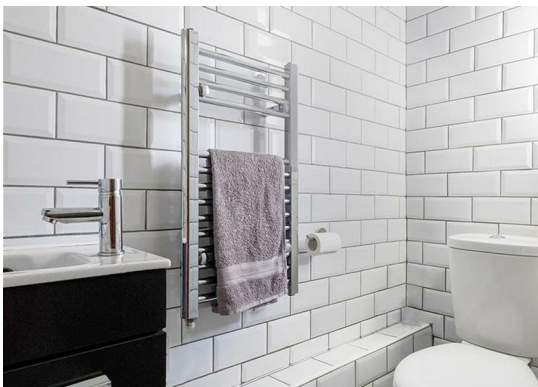
Monks Walk, Buntingford

KI Keith Ian  
KI



## Monks Walk, Buntingford, SG9 9EA

Keith Ian are very pleased to offer for sale this well proportioned and much improved family home, situated close to schools and High Street facilities. The property comprises 3 Bedrooms, Downstairs Wc, Lounge, Re-fitted Kitchen, Bathroom Wc, Gas central heating uPVC Double glazing, Good sized South facing rear garden, Garage-en-bloc with designated parking space.







**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, brick fireplace, laminate flooring, 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, stainless steel single drainer sink unit, gas cooker point, plumbing for washing machine, tiled splash backs, tiled floor, storage cupboard, 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, laminate flooring, radiator, ceiling fan, tv point.

**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, laminate flooring, radiator.





### **Bathroom Wc**

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

### **Exterior**

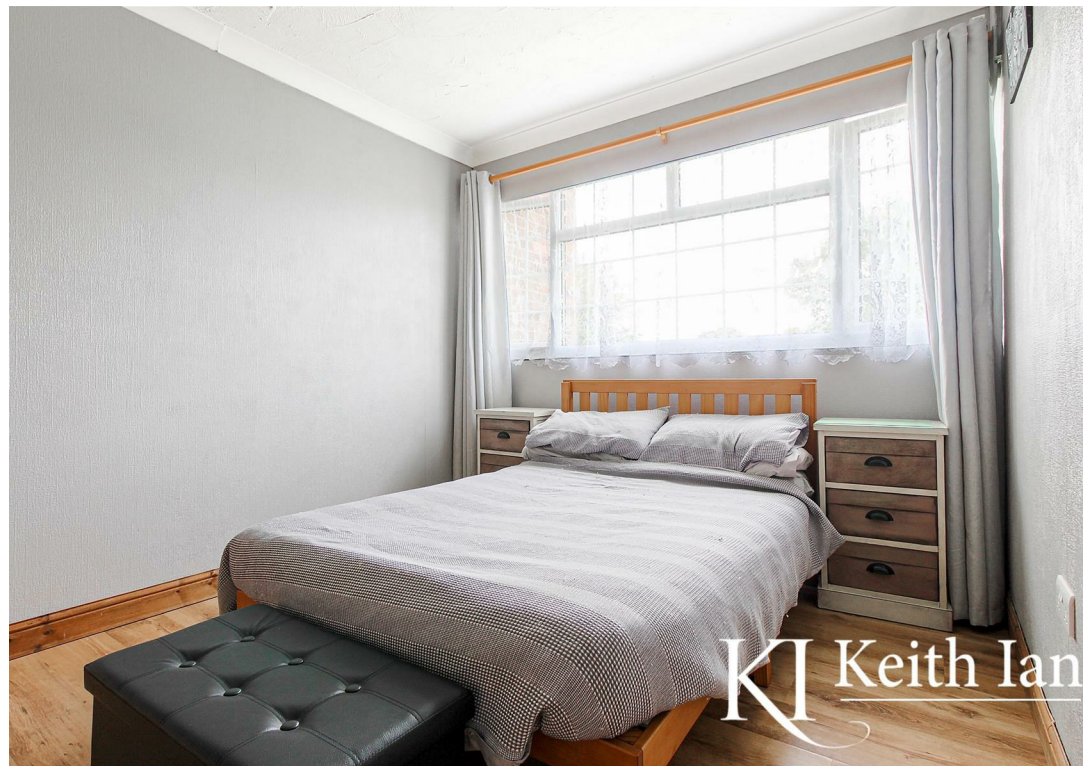
*South facing rear garden with decking area, partially covered and enclosed, leading to lawn with raised shrub bed, outside lighting, outside water tap, further decking area to far end with large timber shed with power & light, rear pedestrian access leading to GARAGE-EN-BLOC with designated parking space for at least one vehicle.*

*Front: Lawn area with picket fence.*

### **Agents note**

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

*what3words: ///padding.newsprint.strength*







KI Keith Ian









DON'T TAKE LIFE TOO SERIOUSLY.  
NOBODY GETS OUT ALIVE ANYWAY.

DOG'S  
HOUSE  
We love our dogs.

The Best  
BEER  
is an  
OPEN  
BEER

FAMILY  
Our refuge from the storm,  
our link to the past,  
our bridge to the future.

GONE SURFING

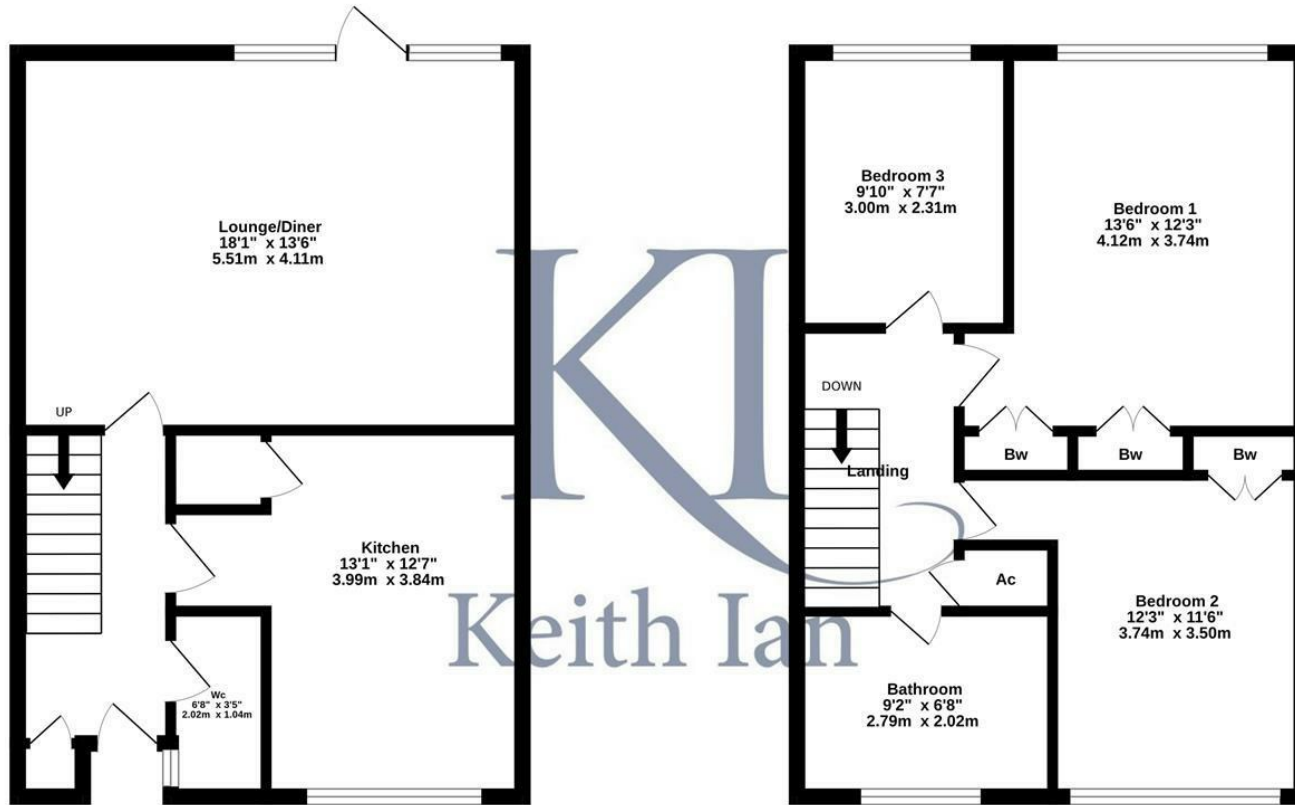
Lack of planning  
on your part, does  
not constitute an  
emergency on mine!

KI Keith Ian



Ground Floor

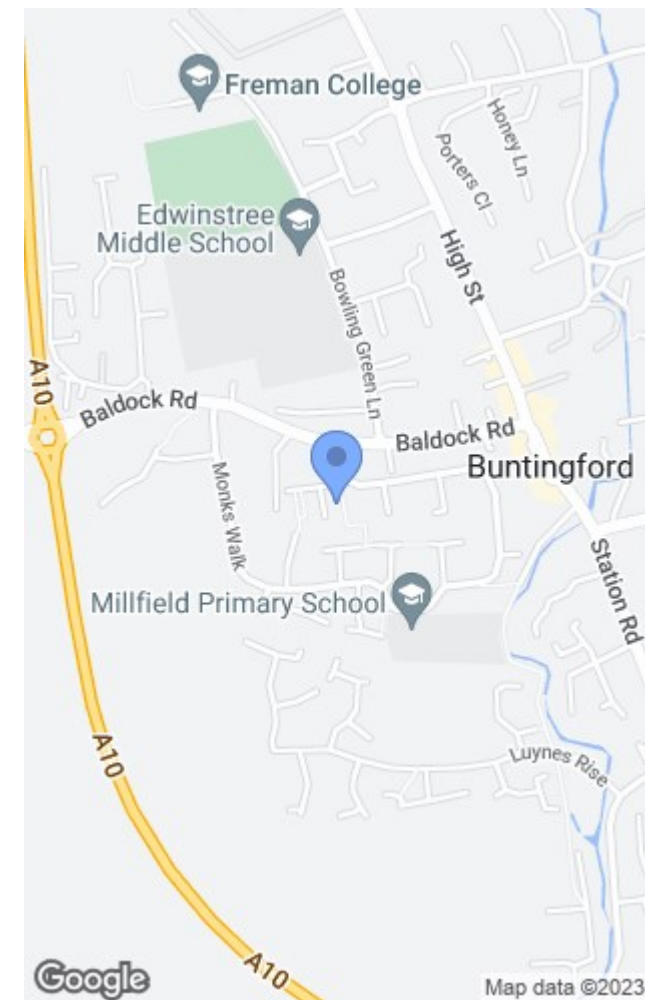
1st Floor



TOTAL FLOOR AREA : 947sq.ft. (88.0 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/fitings 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 check.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	84
	62
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	
England & Wales	
EU Directive 2002/91/EC	

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