

# Jonathan Hunt

ESTATE AGENCY

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23 Olvega Drive, Buntingford, SG9 9FJ

Price Guide £525,000

## 23 Olvega Drive, Buntingford, SG9 9FJ

A beautifully presented four-bedroom family townhouse offering generous space, excellent natural light and a lovely flow throughout, arranged over three floors and ideally positioned within walking distance of local schools and amenities.

The property opens into a welcoming entrance hall with cloakroom, leading through to a stylish, well-appointed kitchen/breakfast room and a bright living space to the rear. A striking glazed section floods the room with natural light and creates a seamless connection to the sunny south-facing garden, with patio doors opening directly onto the well-planted outdoor space.

On the first floor, there are three well-proportioned bedrooms and a modern family bathroom, with flexibility for a home office or study if needed. The top floor is dedicated to an impressive principal suite, complete with a dressing area, an attractive en-suite shower room and useful additional storage, a peaceful retreat away from the rest of the home.

Further benefits include private parking and garage, double glazing, solar panels contributing to improved energy efficiency, and gas central heating. Beautifully maintained throughout and ready to move straight into, this is a comfortable, practical home that has clearly been well cared for.



**KITCHEN 12'6" x 8'0" (3.83 x 2.46)**

**LOUNGE 16'6" x 14'9" (5.05 x 4.51)**

**DINING AREA 14'8" x 6'6" (4.49 x 1.99)**

**WC 5'7" x 2'9" (1.71 x 0.85)**

**BEDROOM TWO 13'10" x 8'3" (4.24 x 2.54)**

**BEDROOM THREE 12'8" x 8'3" (3.87 x 2.52)**

**BEDROOM FOUR 8'7" x 6'3" (2.62 x 1.91)**

**BATHROOM 6'2" x 6'0" (1.89 x 1.84)**

**PRINCIPAL BEDROOM 16'2" x 14'9" (4.94 x 4.52)**

**DRESSING AREA 7'4" x 5'11" (2.25 x 1.82)**

**EN-SUITE 6'11" x 6'1" (2.13 x 1.87)**

**GARAGE 15'5" x 7'7" (4.7 x 2.33)**



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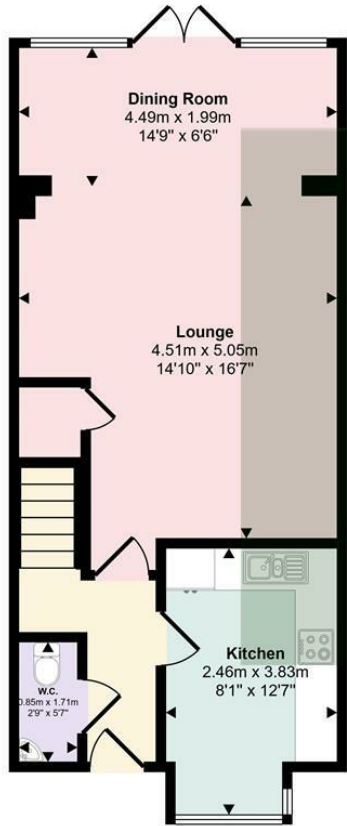
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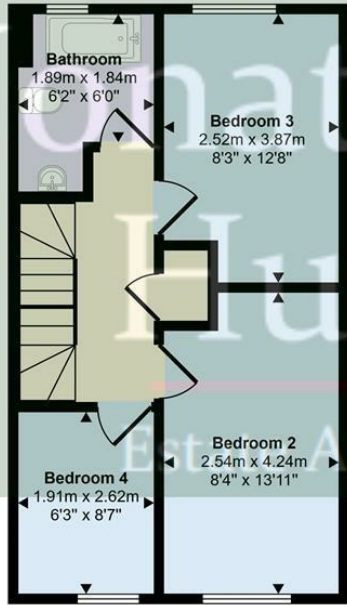


Approx Gross Internal Area  
129 sq m / 1386 sq ft

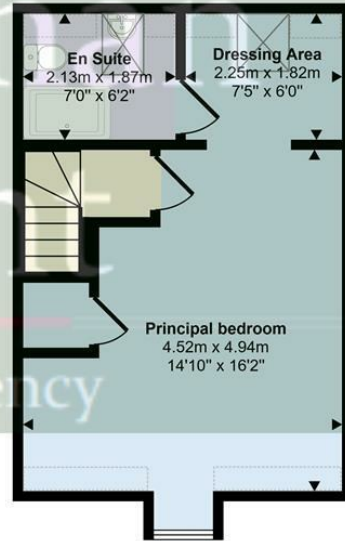


Ground Floor  
Approx 48 sq m / 518 sq ft

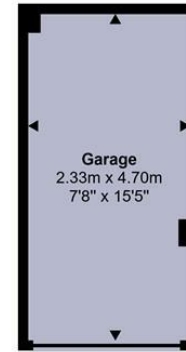
☐ Denotes head height below 1.5m



First Floor  
Approx 38 sq m / 407 sq ft

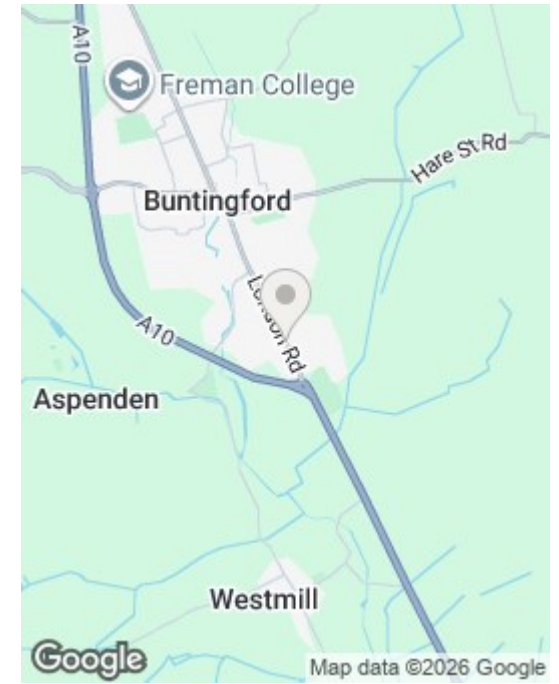


Second Floor  
Approx 32 sq m / 342 sq ft



Garage  
Approx 11 sq m / 118 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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