

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

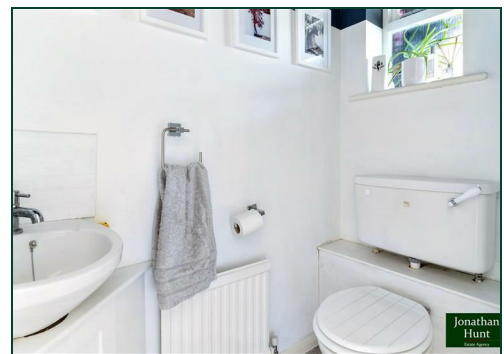
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1 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

Asking Price £415,000

Stylish, Contemporary Three-Bedroom Home with Bright, Spacious Interiors, Private Walled Garden and Covered Parking

This modern end-of-terrace home sits in a pleasant residential location within easy walking distance of local shops and amenities. Behind the modest frontage is a bright, surprisingly spacious interior, finished in tasteful neutral colours with contemporary panelled feature walls that give the home a stylish, up-to-date feel. It's one of those properties that really comes alive in person, the space and finish inside are far better appreciated in the flesh than in photographs.

The ground floor offers a comfortable lounge, a modern kitchen-diner, and a practical cloakroom. There's also an entrance porch, ideal for kicking off shoes and coats before stepping into the main hallway. Upstairs are three well-proportioned bedrooms and a family bathroom, all presented in a clean, modern style. The home benefits from gas central heating and uPVC double glazing throughout.

Outside, the private walled garden provides a safe, enclosed space for relaxing or entertaining, with direct access to the covered parking area/car port offering secure off-street parking.

A smart, move-in-ready home with a contemporary feel, flexible space and a great location and one that really needs to be seen to appreciate the quality and light inside.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH 3'3" x 5'10" (1.00 x 1.79)

CLOAKROOM

KITCHEN/DINER 14'9" x 8'3" (4.50 x 2.52)

LOUNGE 15'10" x 14'6" (4.84 x 4.44)

FIRST FLOOR

PRINCIPAL BEDROOM 12'9" x 75'11" (3.91 x 23.14)

BEDROOM TWO 8'4" x 6'5" (2.55 x 1.98)

BEDROOM THREE 9'6" x 6'1" (2.90 x 1.86)

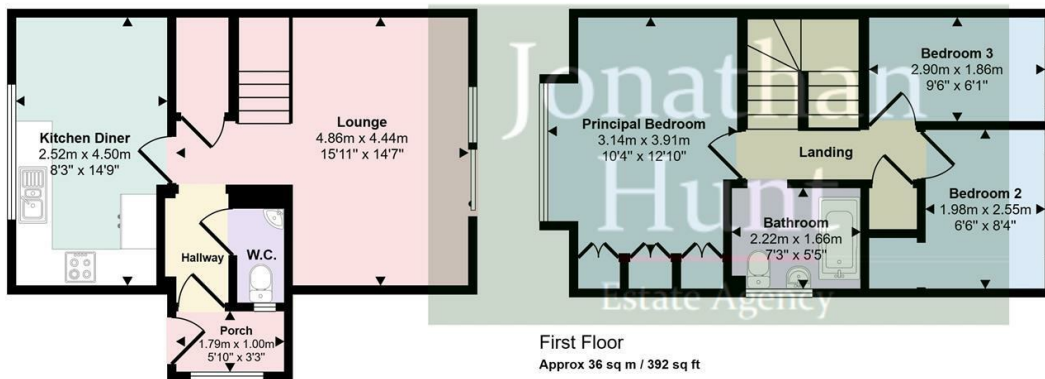
FAMILY BATHROOM 7'3" x 5'5" (2.22 x 1.66)



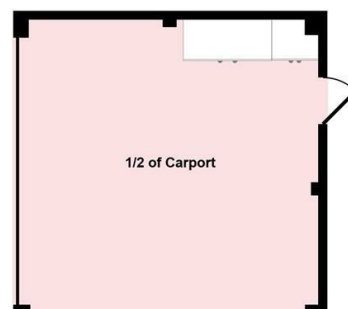
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	66	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		82
	63	
England & Wales		
EU Directive 2002/91/EC		

Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 36 sq m / 391 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.