

Jonathan Hunt

ESTATE AGENCY

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26 Cranville Way, Buntingford, SG9 9UR

Price Guide £514,500

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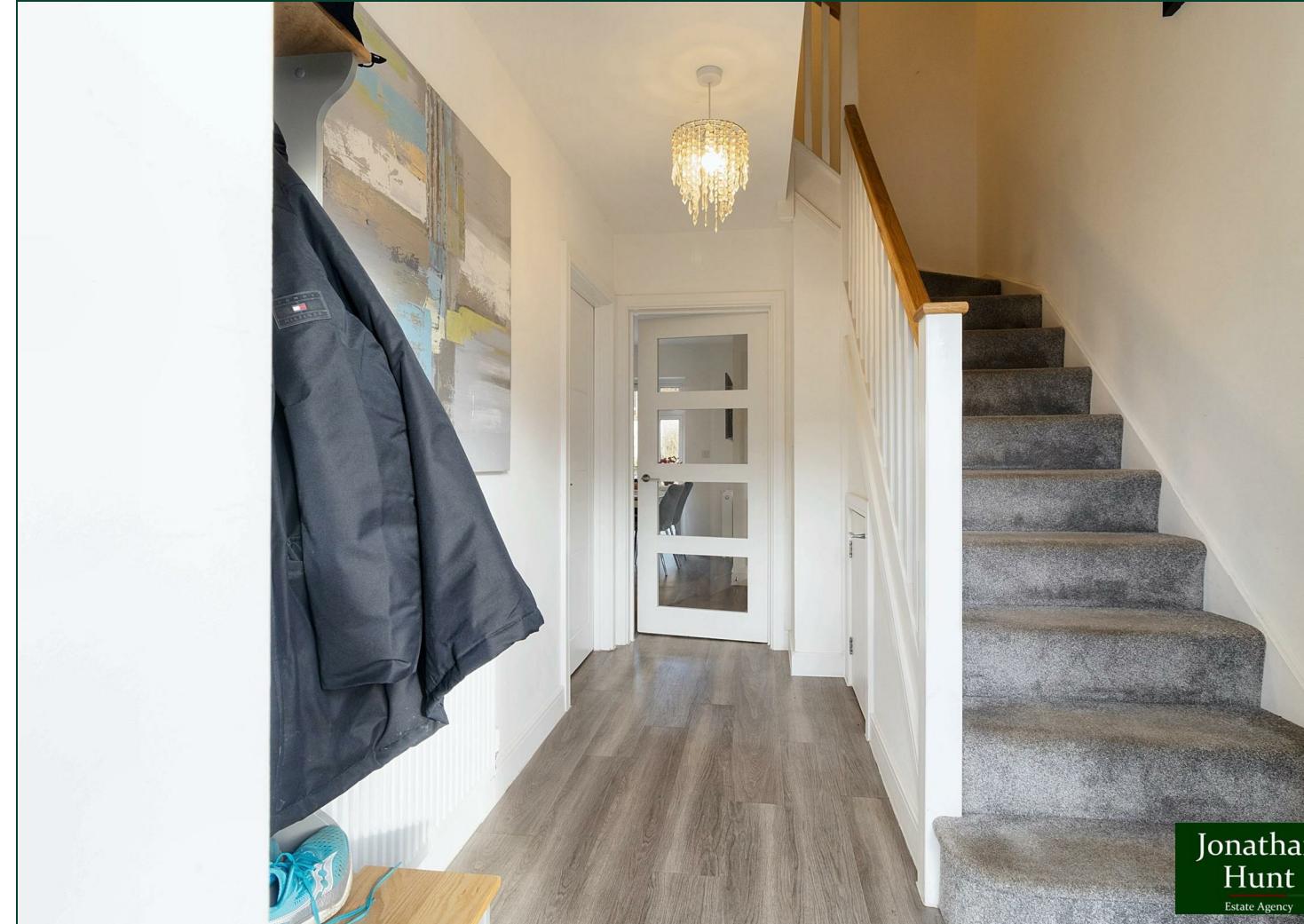
An Exceptional Three-Bedroom Semi-Detached Home in a Prestigious Development

Nestled within a distinguished development of executive family residences, this immaculately presented three-bedroom semi-detached home offers an exceptional living experience. At its heart, a stylish open-plan kitchen and dining area create a functional yet elegant space. Adjacent to this, an expansive lounge with a bespoke media wall provides a warm and inviting atmosphere. A thoughtfully converted integral garage enhances the living space—ideal for a home office—while still maintaining practical storage, accessible internally or via newly installed insulated garage doors. Additional conveniences include a well-placed downstairs cloakroom and a practical utility room.

Upstairs, the home continues to impress. The principal bedroom boasts a contemporary en-suite, while two further generously sized double bedrooms offer flexibility for family, guests, or a dedicated workspace. A well-appointed, high-specification family bathroom completes this level, ensuring comfort and convenience for all.

Outside, the property benefits from a garage and driveway, providing ample off-road parking for multiple vehicles. The beautifully landscaped garden, bathed in sunlight, has been recently enhanced to create a serene and inviting outdoor haven—perfect for relaxation or entertaining.

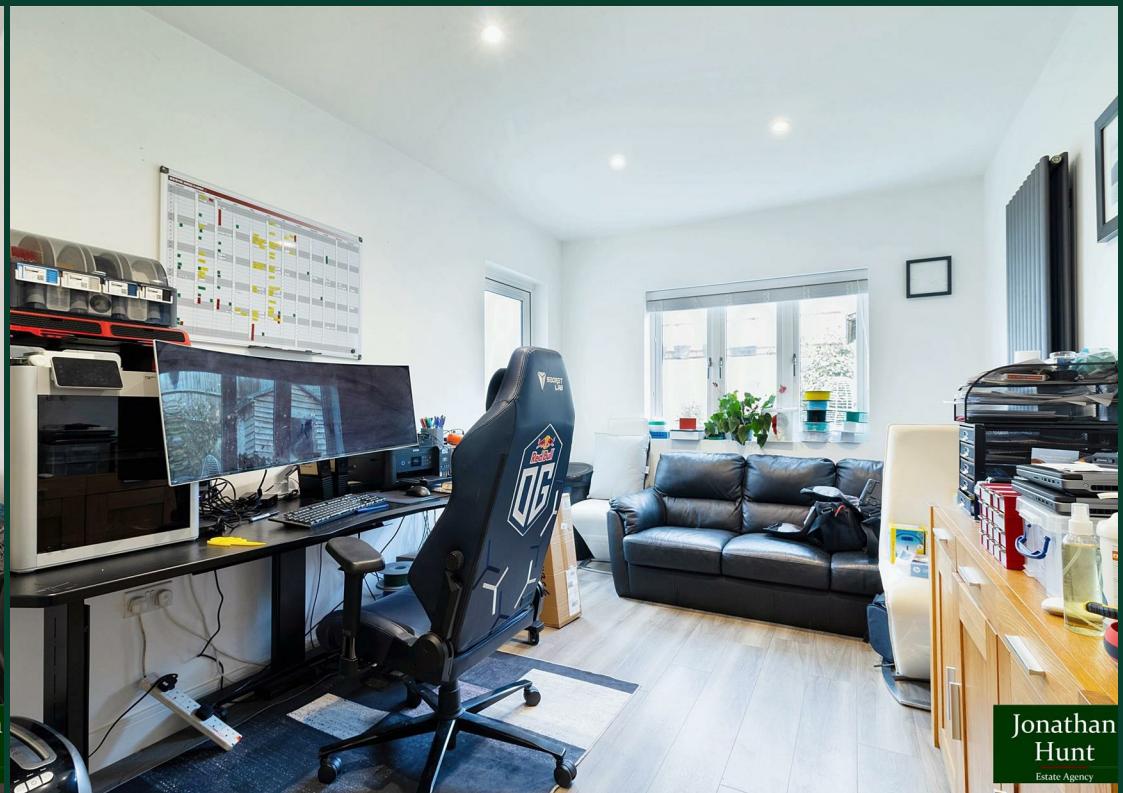
This exceptional home seamlessly combines style, space, and practicality, making it an ideal choice for modern family living.



ENTRANCE HALL**LOUNGE 15'0" x 10'10" (4.59 x 3.32)****KITCHEN/DINER 14'7" x 12'2" (4.46 x 3.71)****WC 5'10" x 4'9" (1.78 x 1.45)****UTILITY ROOM****STUDY/BEDROOM FOUR 15'1" x 9'1" (4.62m x 2.79m)****PRINCIPAL BEDROOM 11'1" x 10'9" (3.4 x 3.3)****EN-SUITE 7'2" x 7'0" (2.19 x 2.14)****BEDROOM TWO 10'11" x 10'6" (3.34 x 3.21)****BEDROOM THREE 11'3" x 10'5" (3.44 x 3.2)****FAMILY BATHROOM 7'1" x 6'4" (2.17 x 1.95)****REAR GARDEN**



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Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor

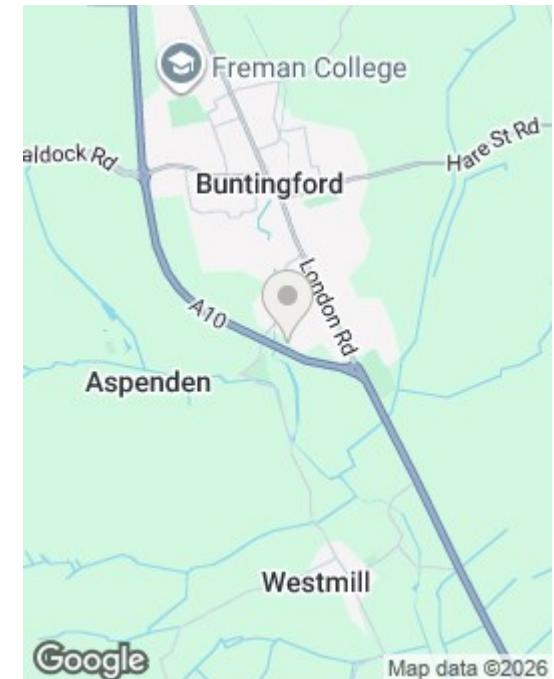
Approx 61 sq m / 654 sq ft

Denotes head height below 1.5m

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.

First Floor

Approx 46 sq m / 490 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(B2 plus) A		
(B1-91) B		
(B9-80) C		
(D9-48) D		
(D9-54) E		
(F1-38) F		
(F1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(B1-91) A		
(B9-80) B		
(D9-80) C		
(D9-68) D		
(D1-38) E		
(F1-38) F		
(F1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		