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50 Downhall Ley, Buntingford, Hertfordshire, SG9 9JT

Price Guide £449,500

An immaculately presented and extended three bedroom property occupying one of the largest corner plots with secluded front and rear gardens. Located a short level walk to the town centre and benefiting from undercover off street parking this deceptively spacious property offers flexible accommodation with large conservatory, on suite to master and downstairs cloakroom. Offered CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

Accessed via a sheltered double glazed front door, the L shaped hallway has laminate flooring, window to side aspect, hanging for coats and doorway leading to cloakroom.

CLOAKROOM

Modern cloakroom comprising low level W/C, wall mounted hand basin, heated towel rail, laminate flooring and fully tiled walls. Obscure window to side aspect offers plenty of natural light and ventilation.

LIVING ROOM 26'6">20'0" x 14'11" (8.1>6.1 x 4.57)



The elegantly styled, bright and spacious room currently accommodating both dining and seating. Laminate wood flooring, large under stairs storage cupboard and doorway to conservatory.

LIVING ROOM pic 2



CONSERVATORY 12'7" x 12'5" (3.86 x 3.81)



This versatile space offers a bright and airy room for dining or relaxing, tiled floor with under floor heating, ceiling fan, doorway leading to rear garden and under shelter pergola dining area.

KITCHEN/BREAKFAST pic 1 14'11" x 8'3" (4.57 x 2.54)



A modern kitchen comprising shaker style wall and base units, integrated appliances including dishwasher, washing machine, twin-eye line ovens and electric hob with extractor over. Contrasting laminate wood flooring, one and a half bowl sink with drainer and mixer taps, tiled splash backs and double glazed window.

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KITCHEN/BREAKFAST pic 2



BEDROOM TWO 14'11" x 8'0" (4.57 x 2.46)



BEDROOM ONE 16'11" x 8'5" (5.18 x 2.59)



Double bedroom with built in storage, laminate flooring and window to front aspect

BEDROOM THREE 9'8" x 6'3" (2.95 x 1.93)



Bright double bedroom with laminate wood flooring, double glazed window to rear aspect and door way to en suite shower room

EN SUITE SHOWER ROOM



Enclosed shower cubicle, wall mounted wash basin in vanity unit, tiled splash backs, laminate flooring, heated towel rail and obscure double glazed window

BATHROOM



FRONT GARDEN

REAR GARDEN AND PERGOLA

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REAR GARDEN pic 2



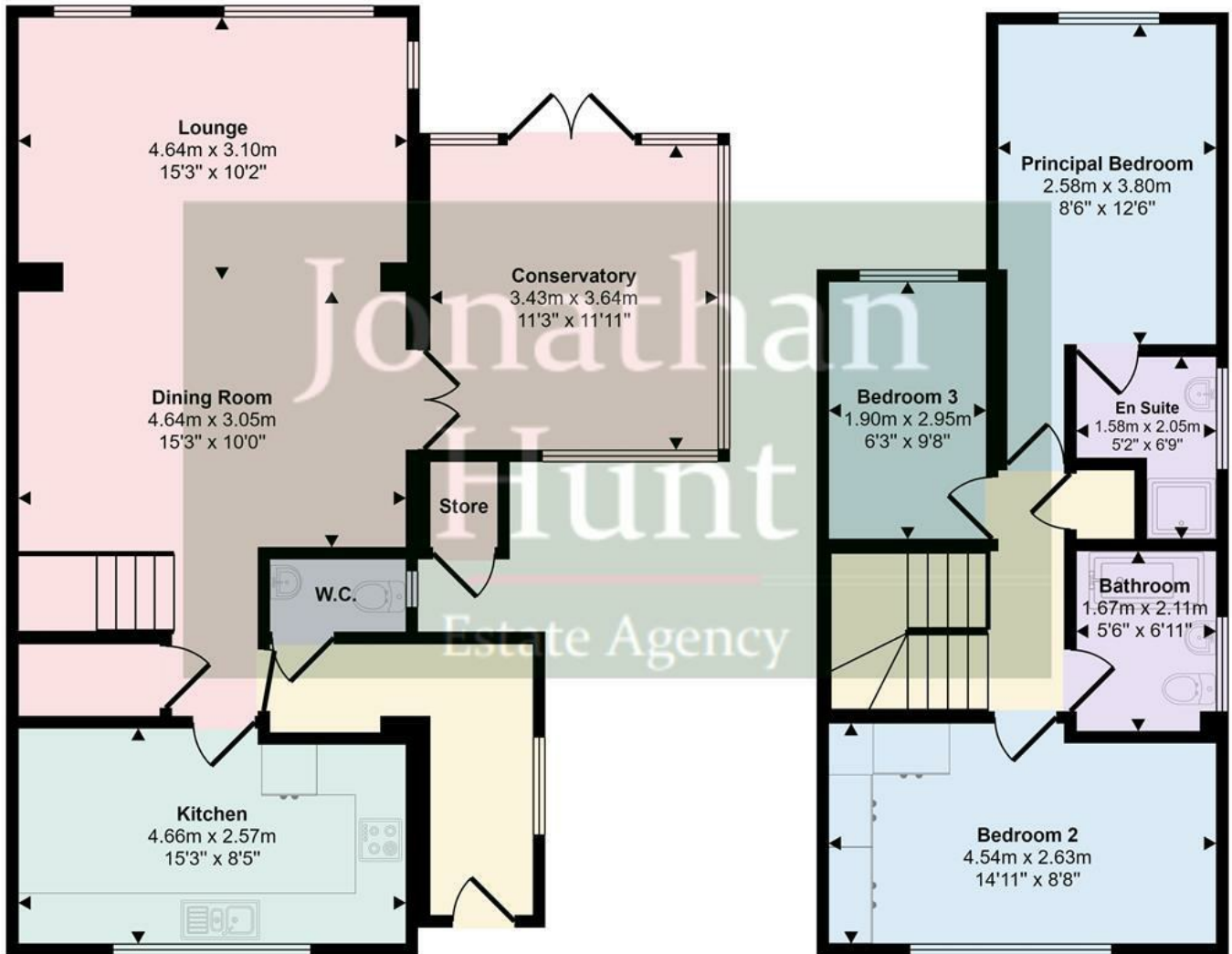
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

CAR PORT



Approx Gross Internal Area
115 sq m / 1234 sq ft



Ground Floor

Approx 71 sq m / 765 sq ft

First Floor

Approx 44 sq m / 469 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.