

Jonathan Hunt

ESTATE AGENCY

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8 Cranville Way, Buntingford, SG9 9UR

Offers In Excess Of £400,000

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A smart, nearly new two-bedroom semi-detached home on the Dandara development in Buntingford, this property has been thoughtfully updated by the current owners with tasteful décor, upgraded finishes and clever bespoke storage throughout. The recently installed kitchen includes integrated appliances and space for dining, while the bright lounge features stylish panelling and French doors opening onto the sunny west-facing rear garden. Both bedrooms are generous doubles, each with its own en-suite, and the ground floor also benefits from a useful cloakroom. Karndean flooring runs through the ground floor for a clean, modern feel. Outside, the block-paved driveway provides parking for several vehicles, with the rear garden offering a sunny, private space to relax along with convenient side access and an EV charging point. A well-kept and practical home that has been carefully enhanced and is well worth viewing to appreciate fully.



ENTRANCE HALL

KITCHEN DINER 13'10" x 7'9" (4.22 x 2.37)

WC 6'10" x 2'9" (2.09 x 0.85)

LOUNGE 15'4" x 12'3" (4.69 x 3.75)

PRINCIPAL BEDROOM 13'10" x 8'10" (4.22 x 2.7)

EN-SUITE 6'11" x 6'0" (2.11 x 1.83)

BEDROOM TWO 12'5" x 8'9" (3.81 x 2.67)

EN-SUITE 8'4" x 6'1" (2.56 x 1.87)



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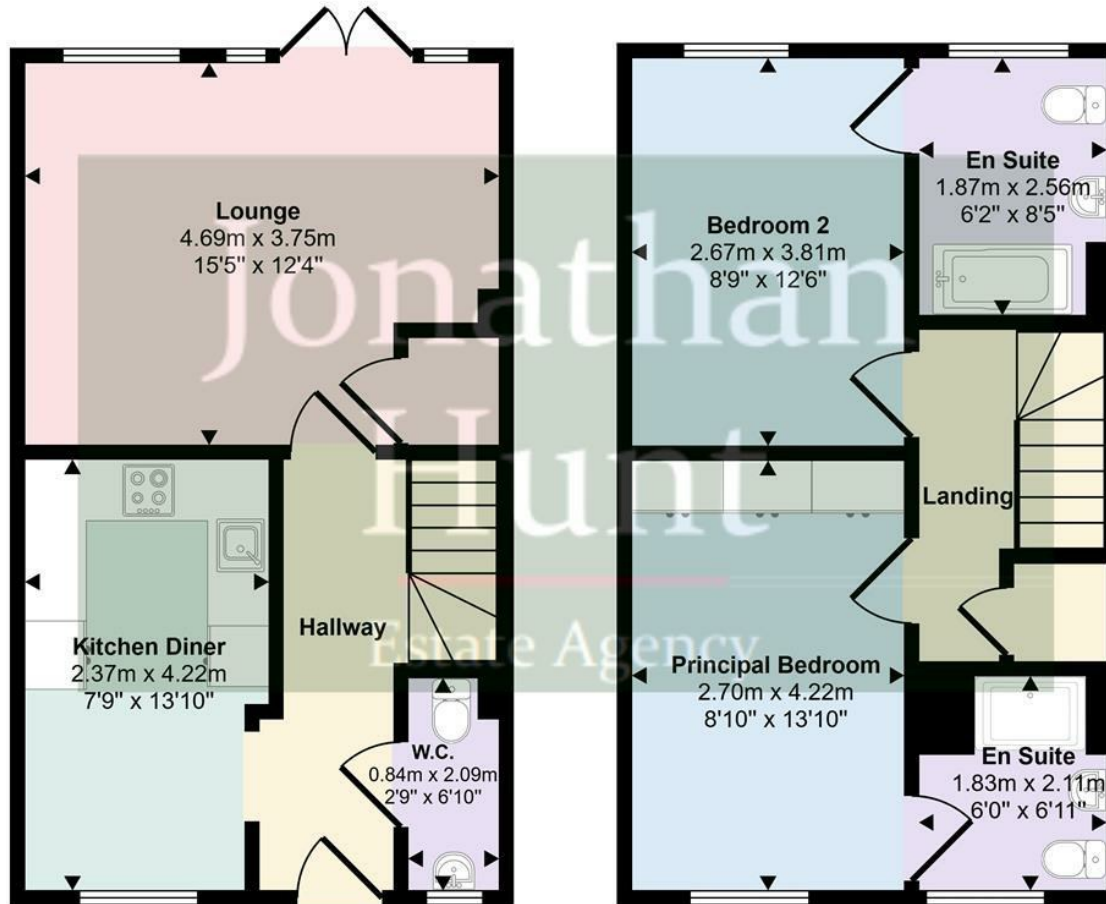
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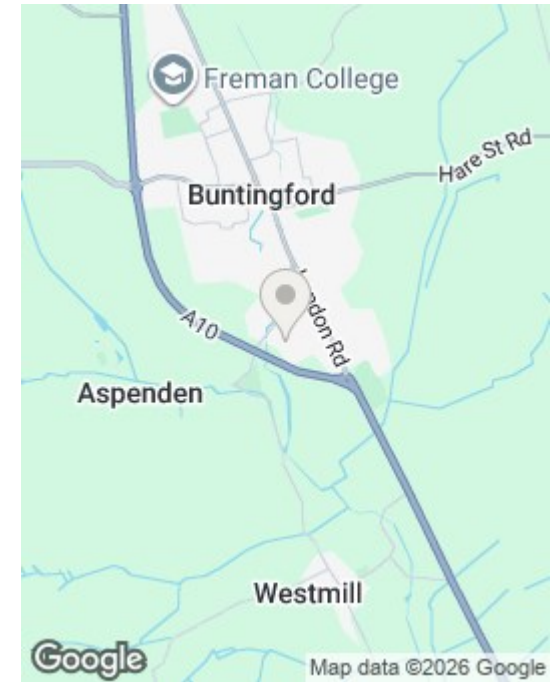
Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 38 sq m / 413 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	96	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	84	(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(55-68) D	
(39-53) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC