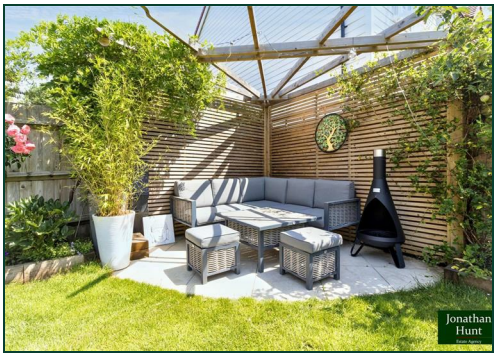
Jonathan Hunt
ESTATE AGENCY

20 High Street Ware SG12 9BX
Tel: 01920 411090
8 High Street Buntingford SG9 9AG
Tel: 01763 272727
info@jonathan-hunt.co.uk
www.jonathanhunt.co.uk









29 Cranville Way, Buntingford, SG9 9UR

Offers In Excess Of £480,000

Unexpectedly available once again, this CHAIN FREE smart three-bedroom semi-detached home sits within one of Buntingford's most popular modern developments, perfectly placed for easy access to the town centre and a gentle stroll over to Aspenden's village setting and countryside walks. It's a great spot for anyone wanting that balance of convenience and rural calm.

The property has been designed with modern living at its core and still benefits from the remainder of its new-build warranty. The ground floor offers a bright, sociable layout, with a fully integrated kitchen/dining room opening straight out to the garden via French doors , `ideal for everyday family life and summer entertaining. A generous lounge sits to the front, finished with luxury LVT flooring that runs throughout the ground floor. A separate utility room and cloakroom add the practical touches that make a real difference day-to-day.

Upstairs, three comfortable bedrooms provide flexible space for families, guests or home working. The principal bedroom enjoys its own contemporary en-suite, while a modern family bathroom serves the remaining rooms.

The rear garden has been thoughtfully landscaped with mature planting and a sunny aspect, creating a private, easy space to relax or host. To the side, the driveway offers off-street parking and includes an EV charging point.

A move-in-ready home in a highly desirable development, offering modern comfort, a great location and a lovely connection to both town and countryside.

29 Cranville Way, Buntingford, SG9 9UR

LOUNGE 15'0" x 10'9" (4.59 x 3.29)

KITCHEN/DINING ROOM 13'3" x 11'11" (4.06 x 3.64)

CLOAKROOM 5'8" x 4'9" (1.74 x 1.45)

UTILITY ROOM 7'2" x 3'4" (2.19 x 1.02)

PRINCIPAL BEDROOM 11'1" x 11'0" (3.38 x 3.37)

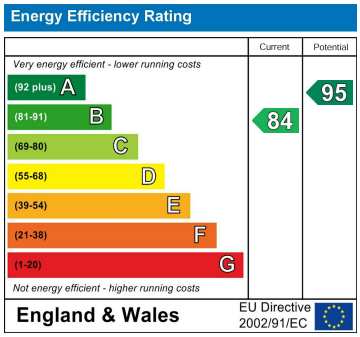
EN-SUITE 7'0" x 6'11" (2.14 x 2.11)

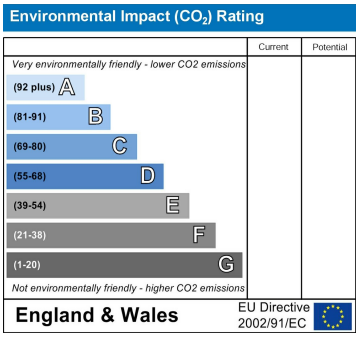
BEDROOM TWO 10'0" x 9'6" (3.06 x 2.90)

BEDROOM THREE 10'8" x 8'2" (3.27 x 2.49)

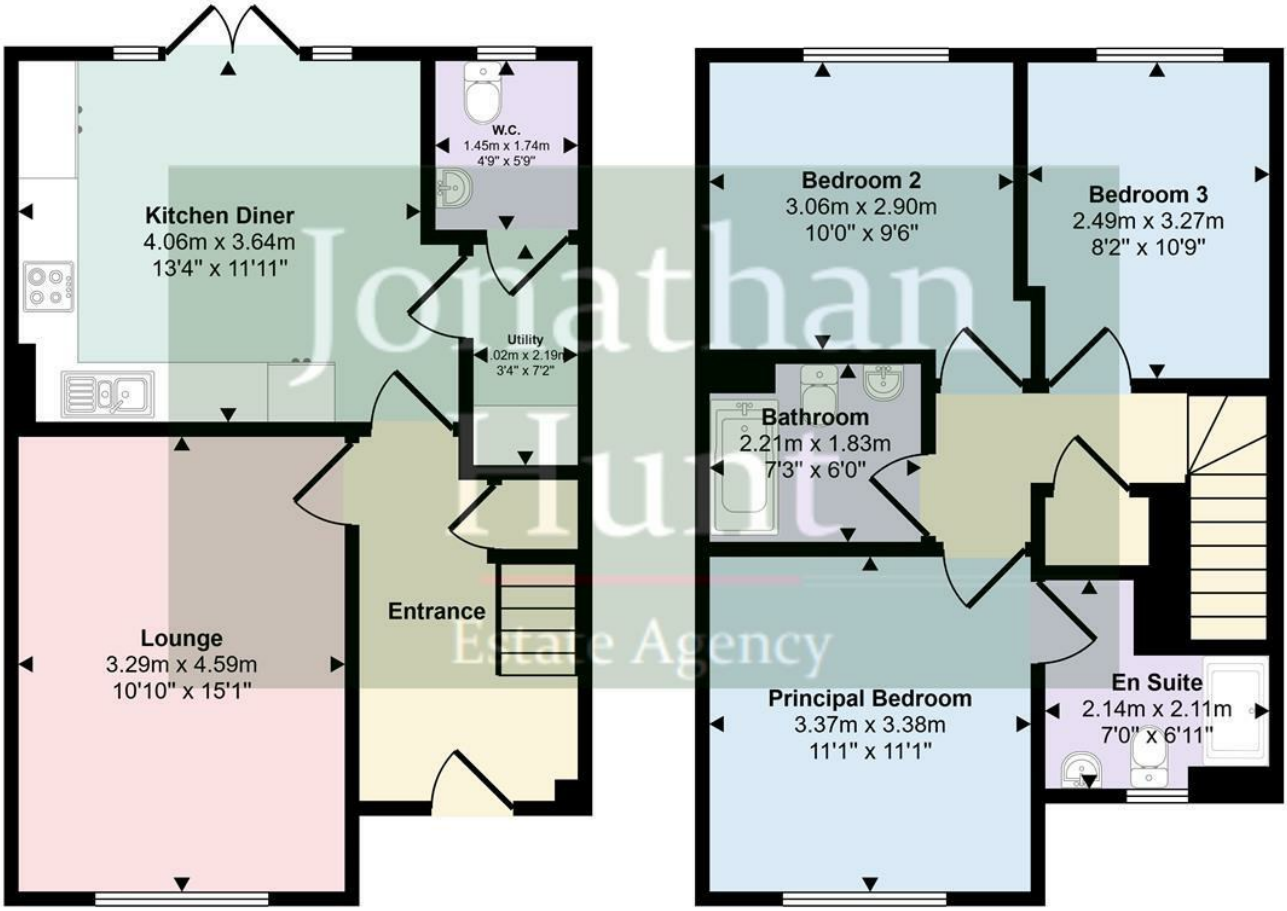
FAMILY BATHROOM 7'3" x 6'0" (2.21 x 1.83)







Approx Gross Internal Area
91 sq m / 979 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft

First Floor
Approx 46 sq m / 492 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.