

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

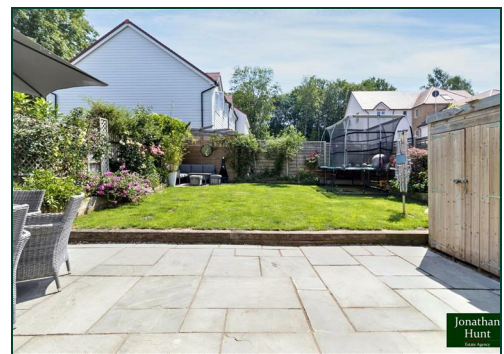
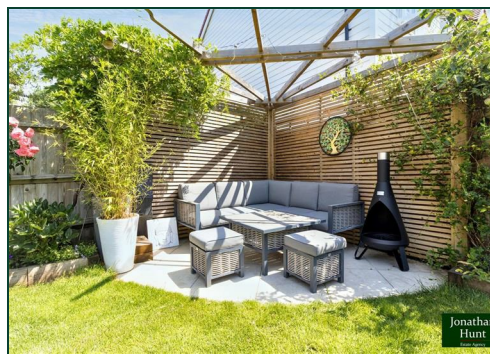
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29 Cranville Way, Buntingford, SG9 9UR

Asking Price £500,000

Set within the highly sought-after Dandara development in Buntingford, this beautifully presented three-bedroom semi-detached home offers contemporary living in an desirable location. Ideally positioned within easy reach of the town's amenities and just a short stroll from the picturesque village of Aspenden, it perfectly combines modern convenience with countryside charm.

Built with modern family life in mind and benefiting from the remainder of its new-build warranty, the home features a thoughtfully designed layout that is both stylish and practical. At the heart of the property is a fully integrated kitchen/dining room, where French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A generous, light-filled lounge provides the perfect space to relax, while luxury LVT flooring throughout the ground floor adds a contemporary finish. A separate utility room and cloakroom further enhance the home's everyday practicality. Upstairs, three well-proportioned bedrooms offer flexible accommodation, with the principal bedroom enjoying the added luxury of a stylish en-suite, complemented by a modern family bathroom serving the remaining bedrooms.

Outside, the sunny rear garden has been thoughtfully landscaped with mature planting, creating a private and inviting space that's ideal for entertaining, family time or simply unwinding. A side driveway provides off-street parking and benefits from an EV charging point, adding to the home's impressive list of modern features.

A superb opportunity to purchase a stylish, move-in-ready home in one of Buntingford's most desirable developments, offering the perfect balance of village charm, modern comfort and excellent convenience.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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)

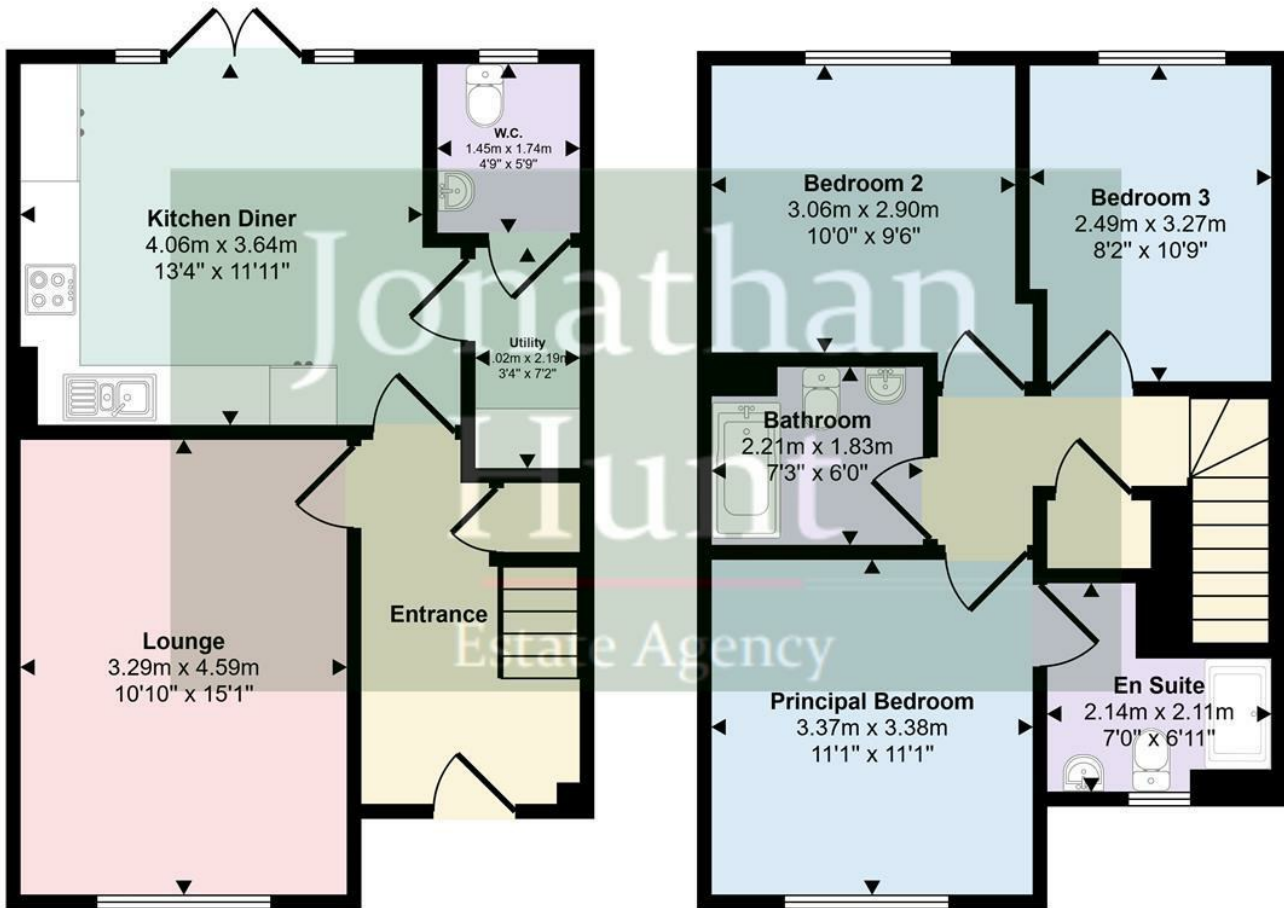
FAMILY BATHROOM 7'3" x 6'0" (2.21 x 1.83)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(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			
(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			
England & Wales		EU Directive 2002/91/EC	

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.