

Jonathan Hunt

ESTATE AGENCY

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10 Parkside, Royston Road, Buntingford, SG9 9RT

Price Guide £835,000

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A 1930s Detached Character Home on a Generous Plot

Set on a plot of over a quarter of an acre, this well-presented 1930s detached chalet-style home offers flexible 3/4-bedroom accommodation in a peaceful setting on the fringe of town. The property retains much of its original charm while benefiting from thoughtful improvements in recent years.

The ground floor features three reception rooms, a spacious kitchen/breakfast room, a utility room, and a modern cloakroom with shower. A versatile double bedroom is also located on this level, providing the option of an additional reception space if preferred.

Upstairs, the first floor includes the principal double bedroom with fitted wardrobes, a contemporary family bathroom, and two further rooms set into the eaves.

Outside, the property enjoys mature, well-established gardens to both the front and rear, offering excellent privacy and ample space for families. The rear garden also includes a useful home office and a workshop. A private driveway provides parking for several vehicles and access to the garage.

In Summary

A characterful home with generous gardens and adaptable living space, well positioned for convenient access to both the town and the surrounding countryside.



RECEPTION HALL 12'5" x 12'2" (3.79 x 3.71)

DINING ROOM 14'6" x 11'9" (4.43 x 3.60)

BEDROOM THREE 11'10" x 9'11" (3.61 x 3.03)

LOUNGE 18'3" x 12'10" (5.57 x 3.93)

KITCHEN 18'1" x 8'9" (5.53 x 2.69)

BREAKFAST ROOM 11'1" x 9'6" (3.39 x 2.91)

UTILITY ROOM 9'2" x 5'6" (2.8 x 1.69)

SHOWER ROOM 9'2" x 4'7" (2.8 x 1.4)

PRINCIPAL BEDROOM 14'0" x 13'1" (4.29 x 3.99)

BEDROOM TWO 14'8" x 9'1" (l shaped) (4.48 x 2.78 (l shaped))

BEDROOM FOUR 8'4" x 6'8" (2.56 x 2.05)

BATHROOM 6'11" x 6'7" (2.12 x 2.01)

GARAGE 16'9 x 8'8 (5.11m x 2.64m)

GARDEN ROOM/OFFICE 14'6 x 9'6 (4.42m x 2.90m)



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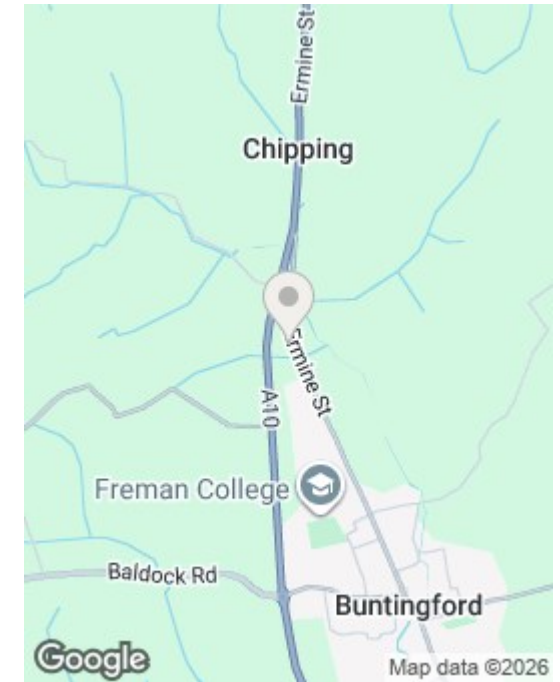
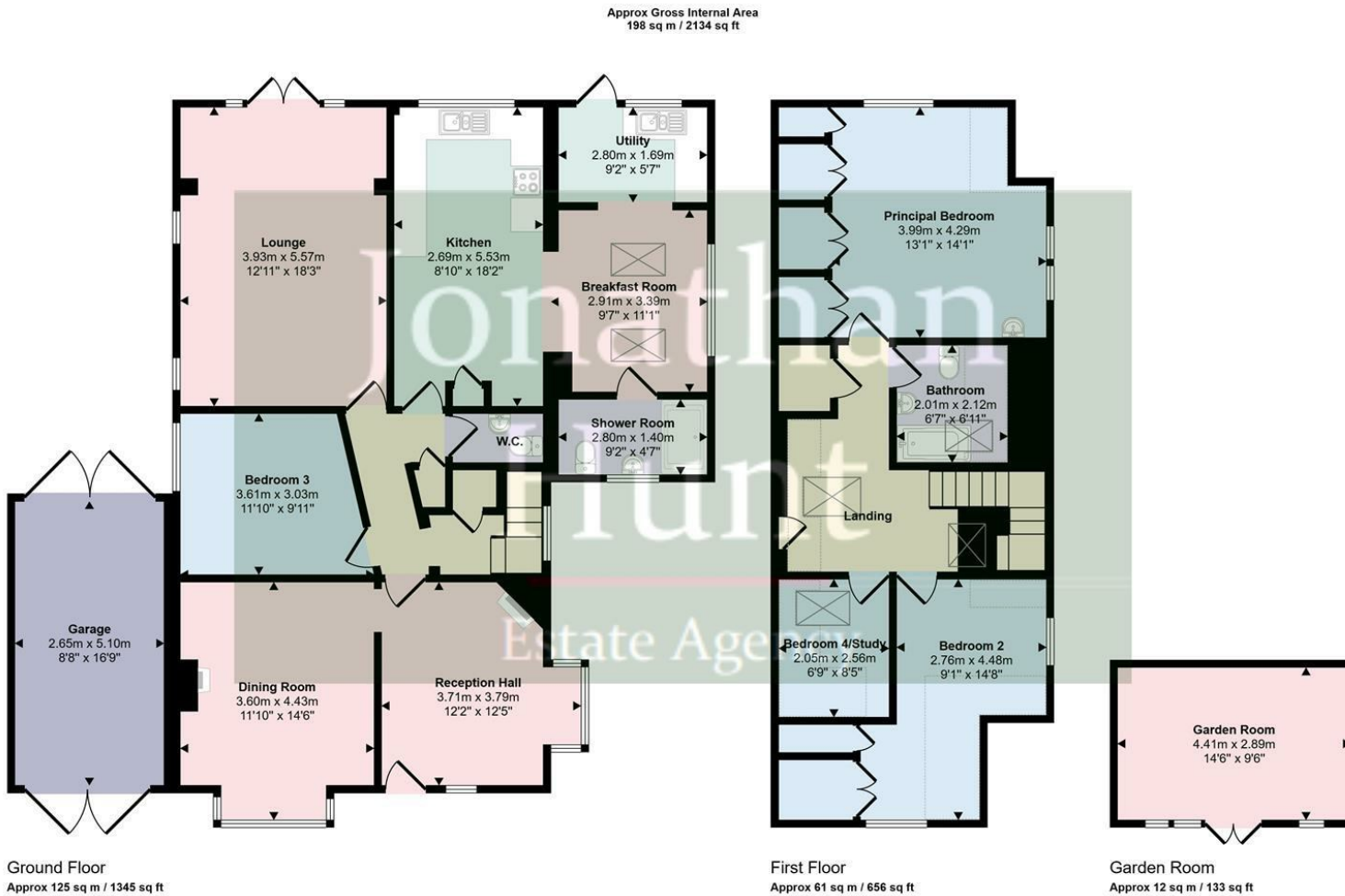


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
68	75		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	