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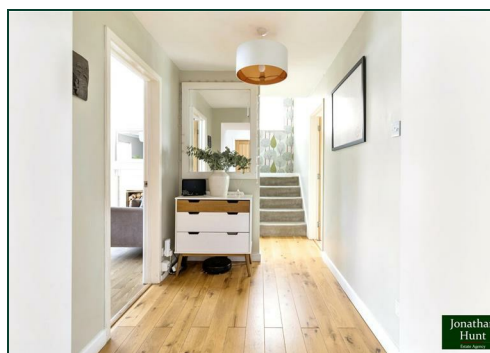
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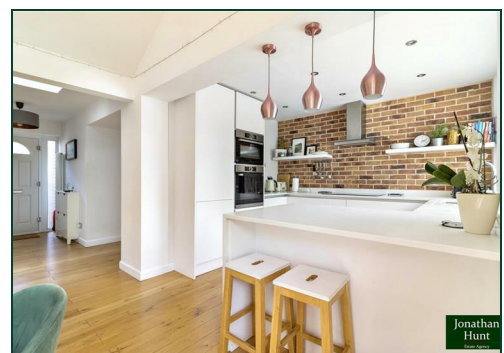
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79 Snells Mead, Buntingford, SG9 9JH

Asking Price £625,000

A thoughtfully remodelled and extended four-bedroom detached home, tucked away in a popular cul-de-sac within walking distance of all local schools and the town's amenities, offering the flexible, design-led living space so many buyers now look for. This is a very current and stylish home, centred around a large open-plan kitchen/diner and living area that opens straight onto the garden, complemented by a generous lounge filled with natural light and anchored by a feature fireplace.

The ground floor also provides a fourth bedroom, currently used as a gym, alongside a luxury shower room, utility room and WC, giving the property genuine future-proofing for multi-generational living or an effortless work-from-home setup. Upstairs, the principal bedroom combines what were originally two rooms to create an indulgent and spacious retreat, supported by two further comfortable bedrooms and a smart re-fitted family bathroom.

Outside, the sunny west-facing garden offers a choice of seating areas on the decking to either bask in or escape the sun, along with a good-sized lawn and plenty of privacy. To the front, there's off-street parking for three to four cars and a detached garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

SHOWER ROOM 7'10" x 5'3" (2.39 x 1.62)

UTILITY ROOM 7'10" x 5'4" (2.39 x 1.63)

KITCHEN 10'10" x 8'8" (3.31 x 2.65)

DINING ROOM 17'1" x 10'5" (5.23 x 3.19)

LOUNGE 17'11" x 11'11" (5.47 x 3.65)

STUDY/BEDROOM FOUR 10'9" x 9'1" (3.29 x 2.77)

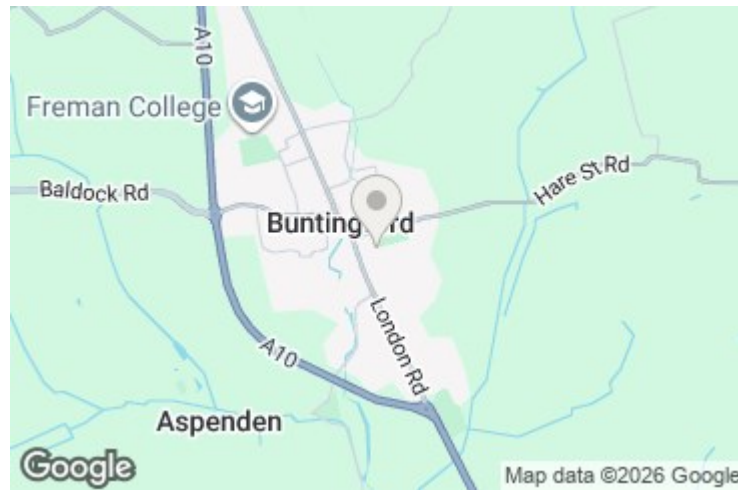
PRINCIPAL BEDROOM 16'0" x 10'11" (4.89 x 3.33)

BEDROOM TWO 11'11" x 8'3" (3.65 x 2.52)

BEDROOM THREE 9'3" x 9'0" (2.82 x 2.75)

FAMILY BATHROOM 8'7" x 6'2" (2.64 x 1.89)

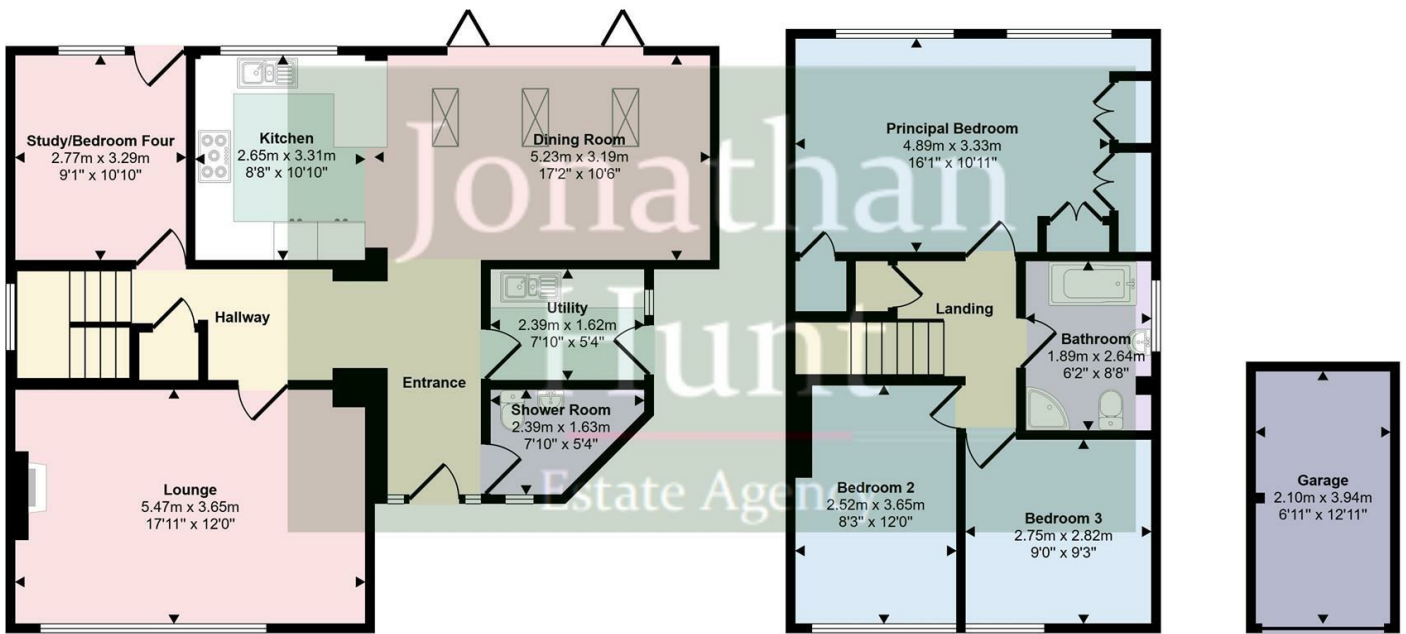
GARAGE 12'11" x 6'10" (3.94 x 2.1)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(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
139 sq m / 1498 sq ft



Ground Floor
Approx 81 sq m / 873 sq ft

First Floor
Approx 50 sq m / 536 sq ft

Garage
Approx 8 sq m / 89 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.