

# Jonathan Hunt

ESTATE AGENCY

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10 Parkside, Royston Road, Buntingford, SG9 9RT

Price Guide £800,000

## 10 Parkside, Royston Road, Buntingford, SG9 9RT

### A 1930s Detached Home on a Generous Plot

Set on a plot of over a quarter of an acre, this well-presented 1930s detached property offers flexible 3-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" (I shaped) (4.48 x 2.78 (I 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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Approx Gross Internal Area  
198 sq m / 2134 sq ft



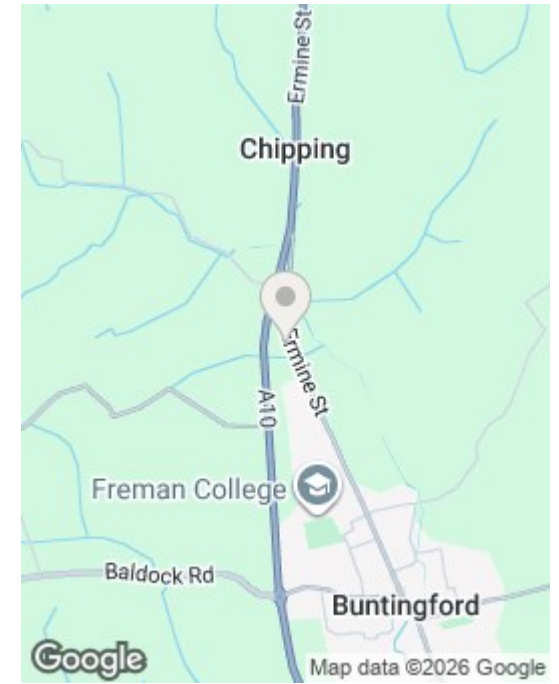
Ground Floor  
Approx 125 sq m / 1345 sq ft

Denotes head height below 1.5m

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.

First Floor  
Approx 61 sq m / 656 sq ft

Garden Room  
Approx 12 sq m / 133 sq ft



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

Energy Efficiency Rating: Current 58, Potential 75