

Jonathan Hunt

ESTATE AGENCY

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Jonathan

31 Monks Walk, Buntingford, Hertfordshire, SG9 9EE

Offers In Excess Of £500,000

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Jonathan Hunt Buntingford is delighted to present this elegantly styled four-bedroom, semi-detached house, ideally located just a short walk from the town centre and local amenities. This immaculately presented property offers flexible accommodation, including a converted garage, currently used as a study. But would make an excellent ground floor double bedroom. Downstairs the property benefits from a utility room, a convenient WC, and off-street parking. The beautifully landscaped rear garden boasts a stunning garden room/bar, fully insulated with bi-fold doors and additional storage, making it perfect for use as a gym, home office, or for outdoor dining and living. This wonderful property combines stylish living with practical features, providing an ideal home for a variety of lifestyles.



KITCHEN 11'10" x 7'11" (3.63 x 2.42)

DINING AREA 10'4" x 7'6" (3.15 x 2.29)

CONSERVATORY 12'5" x 7'9" (3.79 x 2.37)

LOUNGE 15'3" x 11'2" (4.65 x 3.41)

UTILITY ROOM 8'2" x 4'2" (2.51 x 1.29)

BEDROOM FOUR/OFFICE 11'6" x 7'5" (3.52 x 2.27)

GROUND FLOOR WC

BEDROOM ONE 11'7" x 10'4" (3.54 x 3.16)

BEDROOM TWO 11'11" x 8'8" (3.64 x 2.65)

BEDROOM THREE 12'4" x 6'9" (3.76 x 2.08)

BATHROOM 10'10" x 6'1" (3.32 x 1.86)

GARDEN ROOM/BAR 17'0" x 7'6" (5.2 x 2.3)

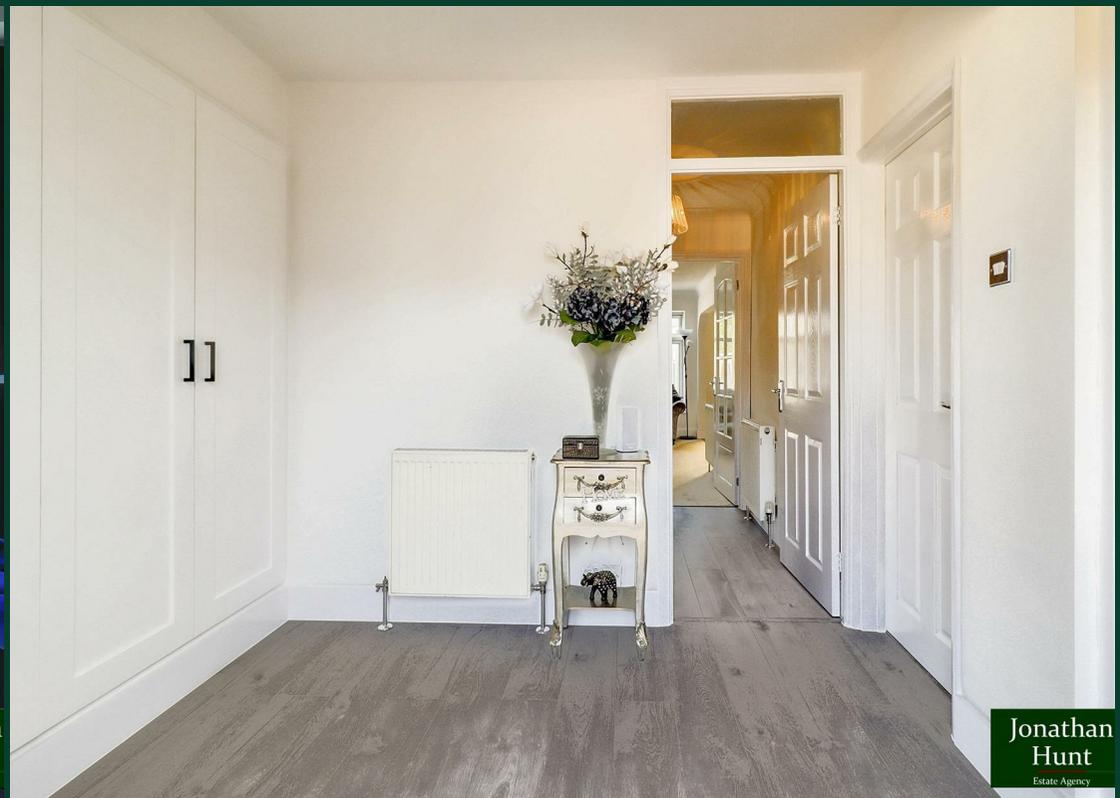
GARDEN ROOM/BAR pic 2

REAR GARDEN

REAR GARDEN pic 2



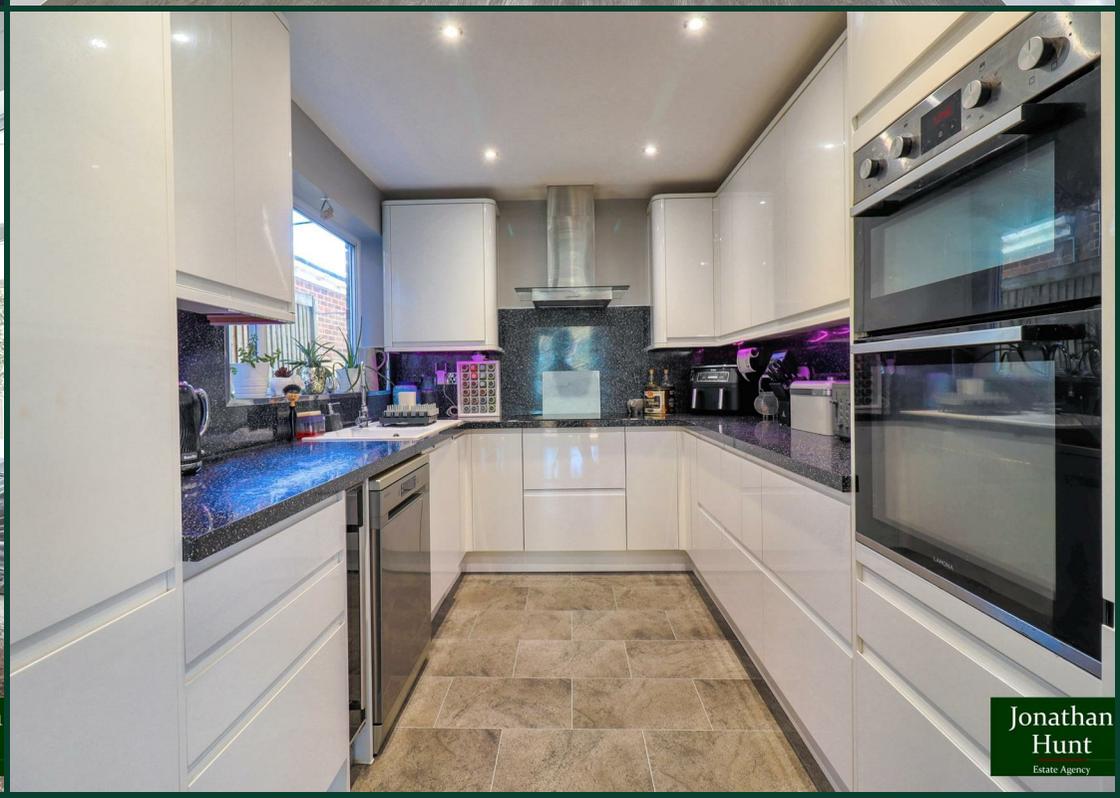
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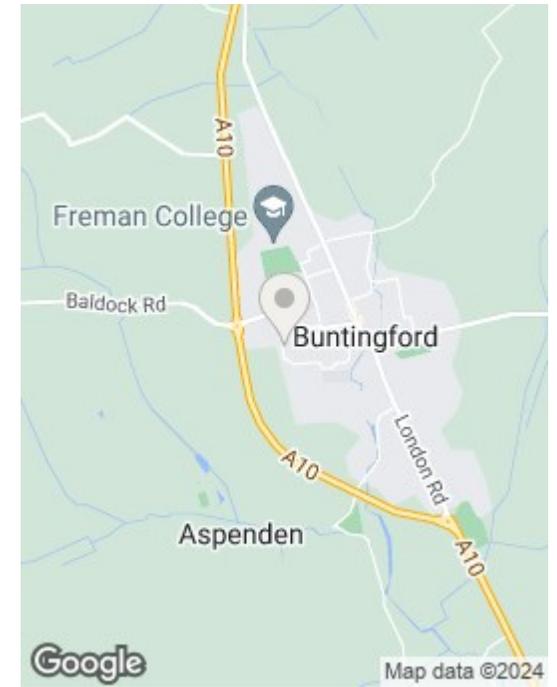
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Approx Gross Internal Area
135 sq m / 1456 sq ft



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	74	EU Directive 2002/91/EC	60
England & Wales		England & Wales	