

Jonathan Hunt

ESTATE AGENCY

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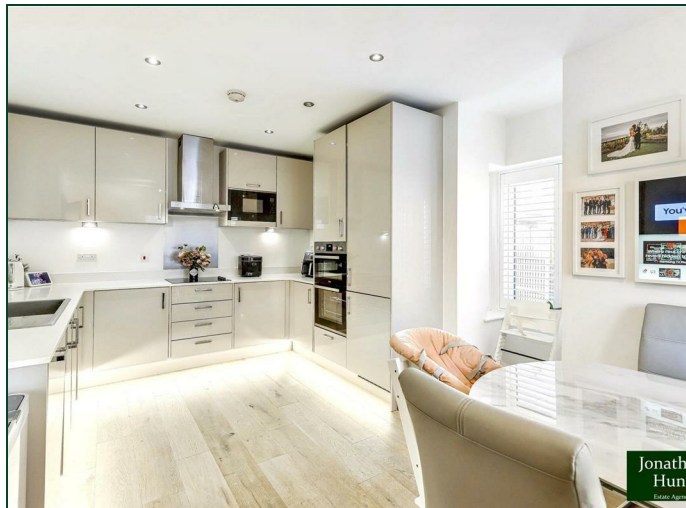
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22 Hummerston Close, Buntingford, SG9 9SX

Price Guide £550,000

22 Hummerston Close, Buntingford, SG9 9SX

This attractive family home sits within a small, quiet development and enjoys a lovely open outlook across a landscaped green. Well presented throughout, it offers a classic layout with bright, comfortable spaces and a quality finish. The ground floor includes a generous lounge with French doors leading out to the west-facing garden, ideal for afternoon sun. The kitchen/dining room is a bright, practical space with modern integrated appliances and plenty of room for everyday family life, complemented by a handy ground-floor WC. Upstairs, the first floor offers three bedrooms, two good doubles, along with a well-finished family bathroom. The top floor is dedicated to the principal bedroom, complete with its own en-suite and a private balcony overlooking the green. Outside, the property benefits from two off-street parking spaces, adding to its convenience. Set within a peaceful, well-kept development and just a short walk from Buntingford High Street, this is a modern, spacious home in a highly convenient location, ideal for families looking for comfort and ease of living.



KITCHEN/DINER 16'6" x 10'5" (5.05 x 3.2)

LOUNGE 17'8" x 11'2" (5.39 x 3.41)

WC 7'0" x 3'1" (2.15 x 0.95)

BEDROOM TWO 15'1" x 10'3" (4.6 x 3.13)

BEDROOM THREE 12'9" x 10'4" (3.9 x 3.16)

BEDROOM FOUR 7'4" x 6'6" (2.24 x 2)

BATHROOM 7'2" x 6'7" (2.19 x 2.03)

PRINCIPAL BEDROOM 14'3" x 11'6" (4.35 x 3.53)

EN-SUITE 11'10" x 8'2" (3.62 x 2.49)

BALCONY 17'4" x 6'4" (5.29 x 1.95)



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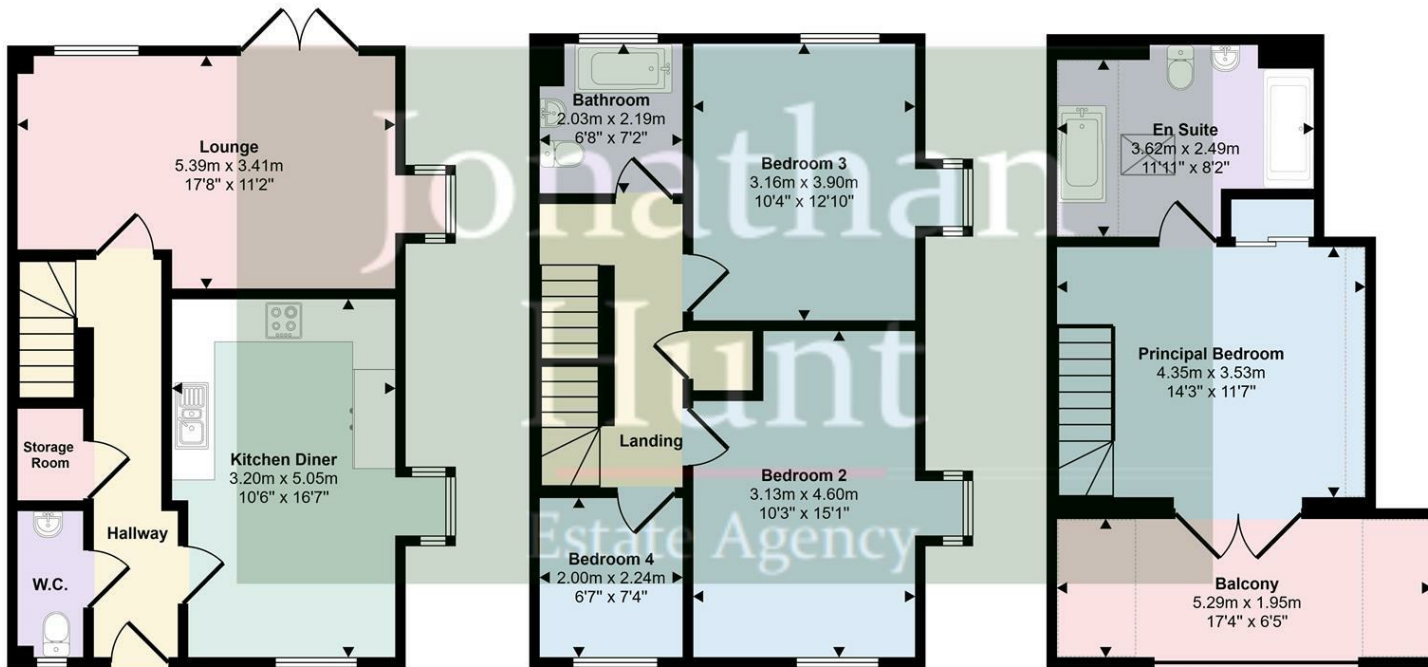
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Approx Gross Internal Area
121 sq m / 1305 sq ft



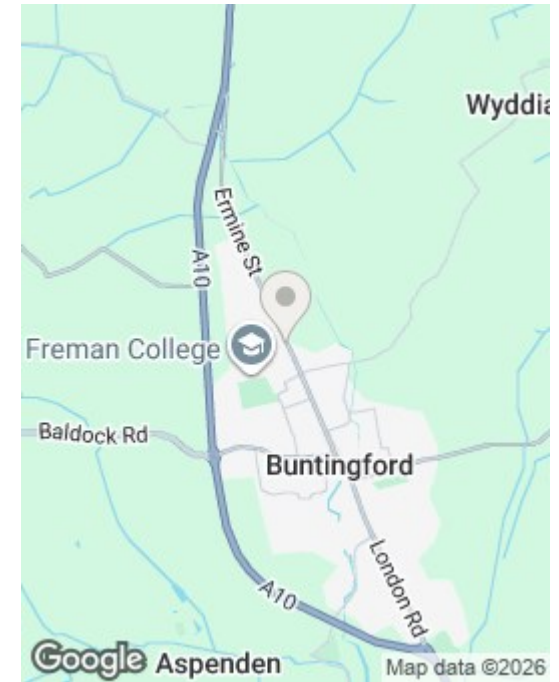
Ground Floor
Approx 48 sq m / 512 sq ft

First Floor
Approx 47 sq m / 509 sq ft

Second Floor
Approx 26 sq m / 284 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	 96 84
(81-91) B	
(69-80) C	
(54-68) D	
(39-53) 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	