

Jonathan Hunt

ESTATE AGENCY

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8 Gatehouse Mews High Street, Buntingford, Hertfordshire, SG9 9AQ

Price Guide £325,000

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A well-extended one-bedroom bungalow set in a prime position for any downsizer wanting to park up and have all amenities right on the doorstep. Tucked away in a peaceful spot just a stone's throw from the High Street, it's offered chain free and designed for comfortable over-60s living, with everything on one level. The bright lounge/diner and well-appointed kitchen-breakfast room create an easy, welcoming flow, while the bedroom provides space for a desk or dressing table and a smart walk-in en-suite shower room. Outside, the sunny frontage is framed by mature planting, and the private rear patio offers a quiet place to sit out, complete with useful outside storage. Off-street parking for one vehicle adds to the convenience. A safe, peaceful and ideally located home that's ready to move straight into.



ENTRANCE

LOUNGE/DINER 16'7" x 10'1" (5.06 x 3.09)

KITCHEN 12'5" x 7'6" (3.8 x 2.3)

PRINCIPAL BEDROOM 18'2" x 9'1" (5.54 x 2.77)

EN SUITE SHOWER ROOM 9'0" x 5'10" (2.76 x 1.8)



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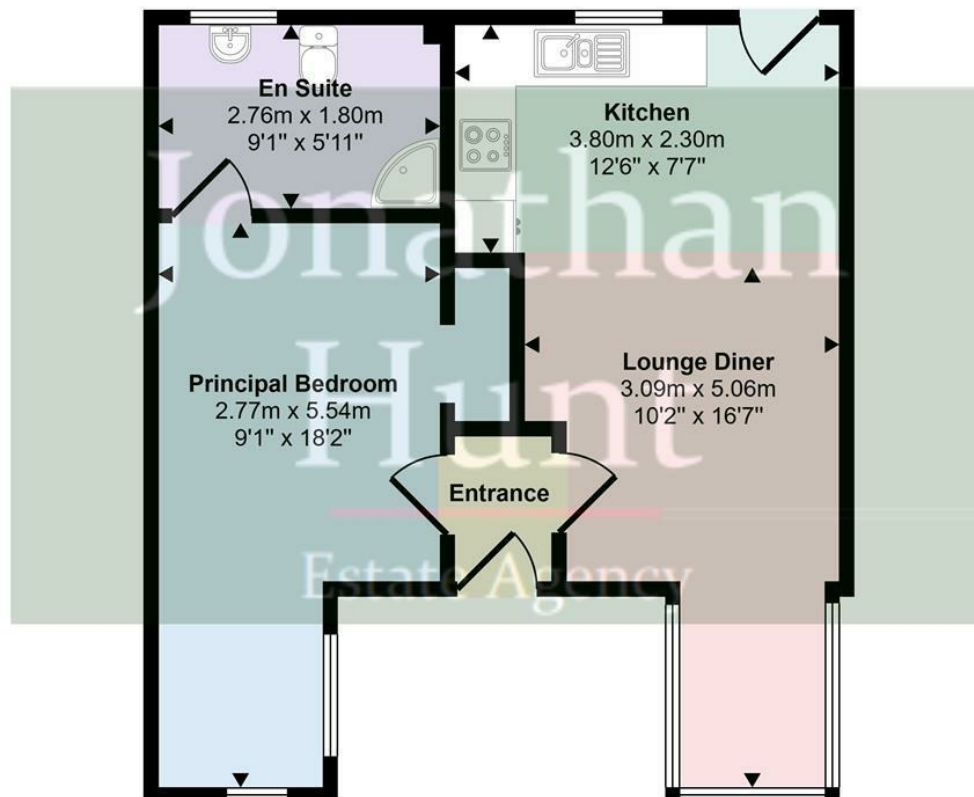
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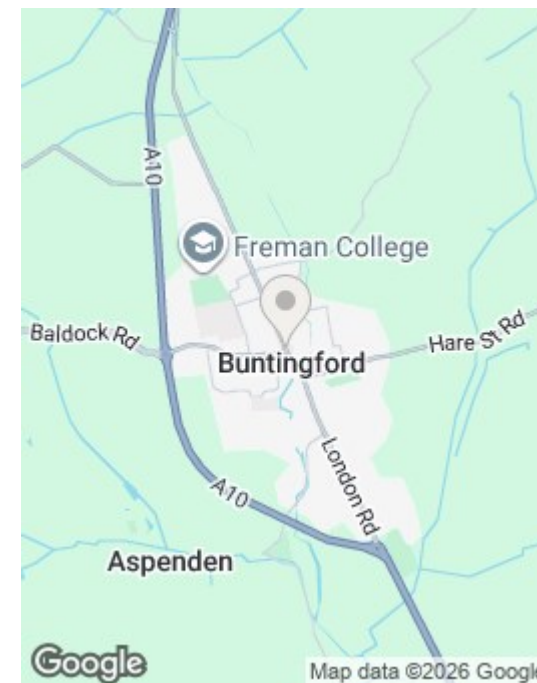
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Approx Gross Internal Area
43 sq m / 461 sq ft



Floorplan



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	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC