

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



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7 Bishop Way, Buntingford, SG9 9SL

Price Guide £879,995

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Offered chain free, this exceptionally well-finished, re-modelled and stylish four-bedroom detached home sits on a generous plot with an expansive driveway and detached double garage. Thoughtfully designed for modern family living and entertaining, the property features a beautifully landscaped rear garden complete with a fully equipped garden room with bar, a coverable outdoor seating area and porcelain tiled patio ideal for sun loungers.

Inside, the ground floor showcases elegant herringbone flooring, a sophisticated lounge with panelled walls, and sweeping double doors opening into an open-plan dining area and a well-appointed contemporary kitchen. A separate study provides the ideal space for home working, while a utility room and ground floor WC add everyday practicality.

Upstairs, there are four generously sized bedrooms, including a luxurious principal suite with ensuite, complemented by a high-spec family bathroom.

The detached double garage includes a separate storage area and has been partially converted for use as a home gym, featuring easily removable soft tiled flooring—offering excellent versatility for a range of uses.

Blending style, comfort, and functionality, this outstanding home is ready to move into with no onward chain. Early viewing is highly recommended.....



HALLWAY

STUDY 9'1" x 7'8" (2.79 x 2.35)

LOUNGE 15'1" x 13'9" (4.60 x 4.20)

DINING ROOM 14'3" 9'6" (4.35 2.90)

KITCHEN 12'7" x 11'1" (3.85 x 3.39)

UTILITY 7'4" x 4'11" (2.26 x 1.51)

WC 5'9" x 4'1" (1.77 x 1.27)

DOUBLE GARAGE/GYM 16'5" x 15'11" (5.01 x 4.87)

PRINCIPAL BEDROOM 11'6" x 10'8" (3.53 x 3.27)

EN-SUITE 7'4" x 6'0" (2.24 x 1.83)

BEDROOM TWO 12'2" x 11'4" (3.73 x 3.46)

BEDROOM THREE 9'0" x 7'8" (2.75 x 2.34)

BEDROOM FOUR 9'1" x 7'5" (2.79 x 2.28)

BATHROOM 8'5" x 5'6" (2.58 x 1.70)

GARDEN ROOM 344 sq/ft (104.85m sq/ft)



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NO DICKHEADS
WE HAVE A STRICT
NO DICKHEADS POLICY
THE FIRST DICKHEAD TO BE TALKED
TO WILL BE KICKED OUT
DON'T BE A DICKHEAD.

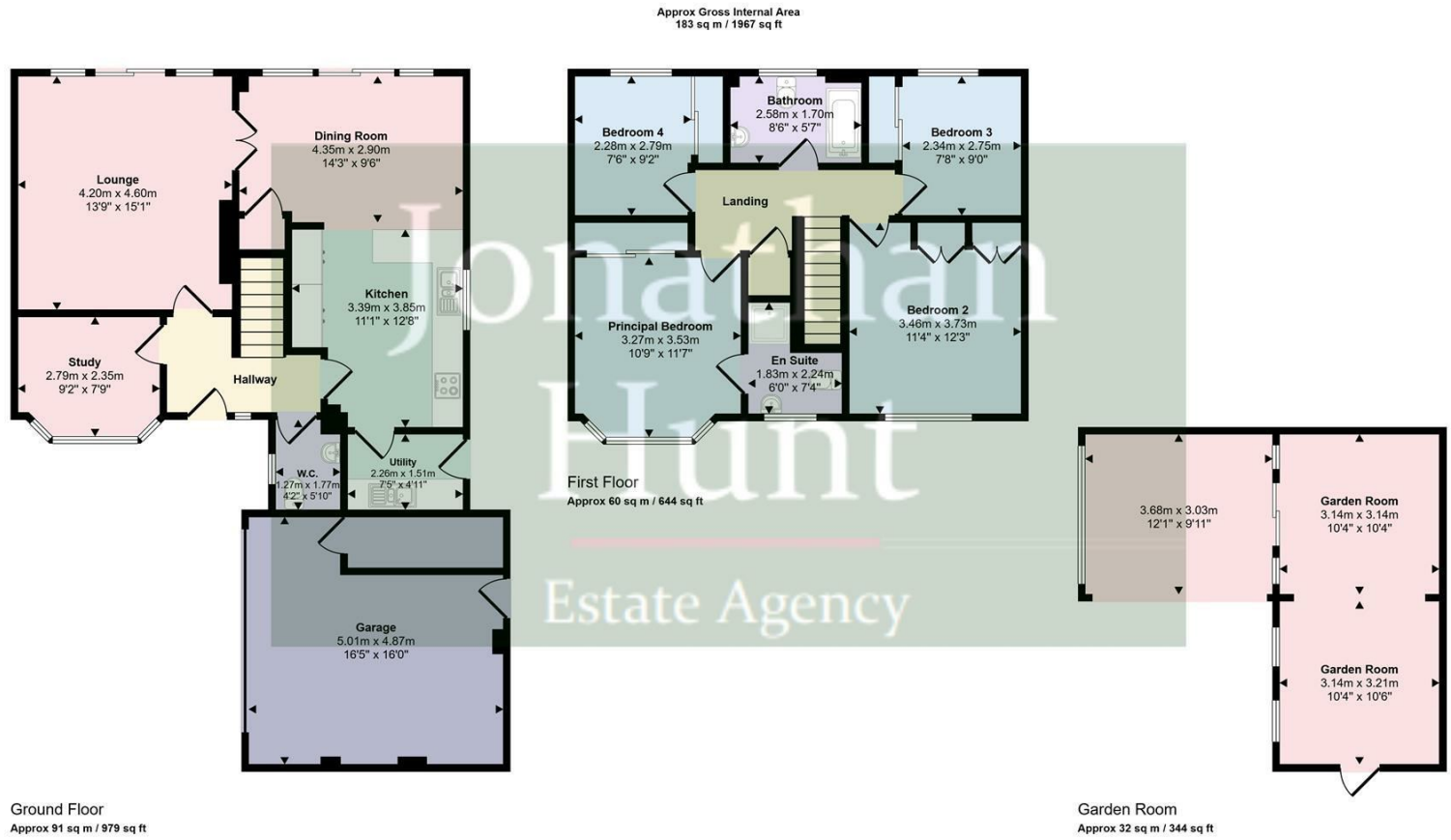
*One of the best
bars in the
area*

WARNING
NOBODY GETS
OUT SOBER

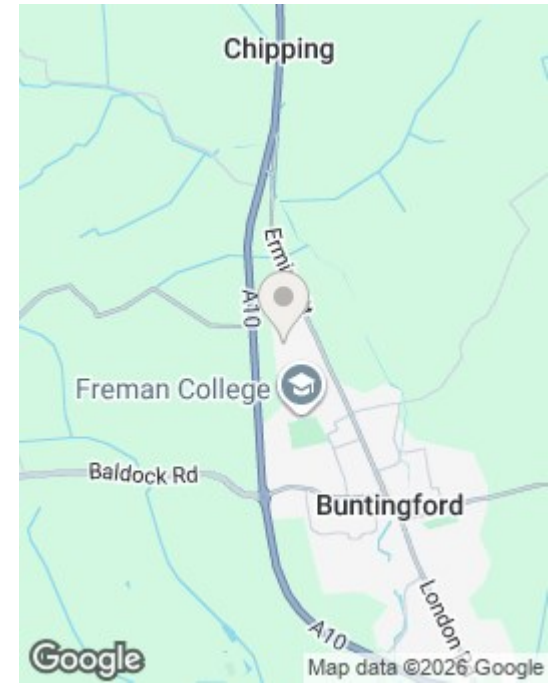
TRANSFER NEWS
REAL MADRID SIGN 190cm
ALEXANDER
ARNHOLD EARLY
& WILL BUY
LIVERPOOL ETC.



every hour is happy hour



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		93	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	84		(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	