

Jonathan Hunt

ESTATE AGENCY

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Prestwick Prestwick Drive, Ermine Street, Buntingford, SG9 9UX

Asking Price £700,000

LAST ONE REMAINING – NEW ENGLAND-INSPIRED DETACHED HOME – HIGH SPECIFICATION – SOLAR PANELS – EV CHARGING – PRIVATE DRIVEWAY – FLEXIBLE LIVING – LANDSCAPED GARDEN

An opportunity to secure the final home in this boutique development of just five individually crafted, high-specification detached houses on the peaceful edge of Buntingford. Designed with a distinct New England influence and approached via a private block-paved driveway, the property combines thoughtful craftsmanship with generous space and a refined, timeless feel.

Inside, the open-plan kitchen/family room forms the heart of the home, bright, welcoming and ideal for modern living. Twin French doors open directly onto the landscaped rear garden, creating a seamless indoor/outdoor flow. Two additional flexible reception rooms offer space for home working, a snug, or formal dining, and a ground-floor WC adds everyday convenience.

Upstairs, there are three double bedrooms, including a beautifully appointed principal suite with en-suite shower room and integrated storage. A sleek, contemporary family bathroom serves the remaining rooms.

Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

WC

STUDY 9'1" x 7'0" (2.77 x 2.15)

RECEPTION ROOM 13'3" x 11'8" (4.05 x 3.57)

KITCHEN/FAMILY ROOM

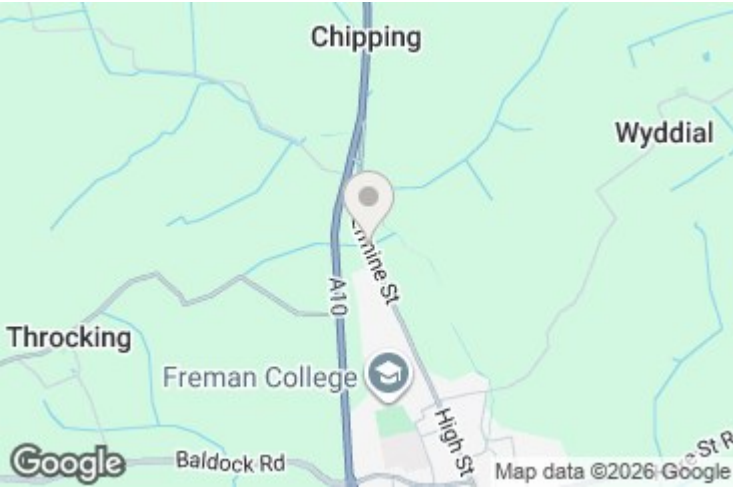
PRINCIPAL BEDROOM 17'10" x 15'8" (5.44 x 4.80)

EN-SUITE 6'9" x 6'2" (2.08 x 1.89)

BEDROOM TWO 16'0" x 9'5" (4.89 x 2.88)

BEDROOM THREE 14'1" x 8'6" (4.31 x 2.61)

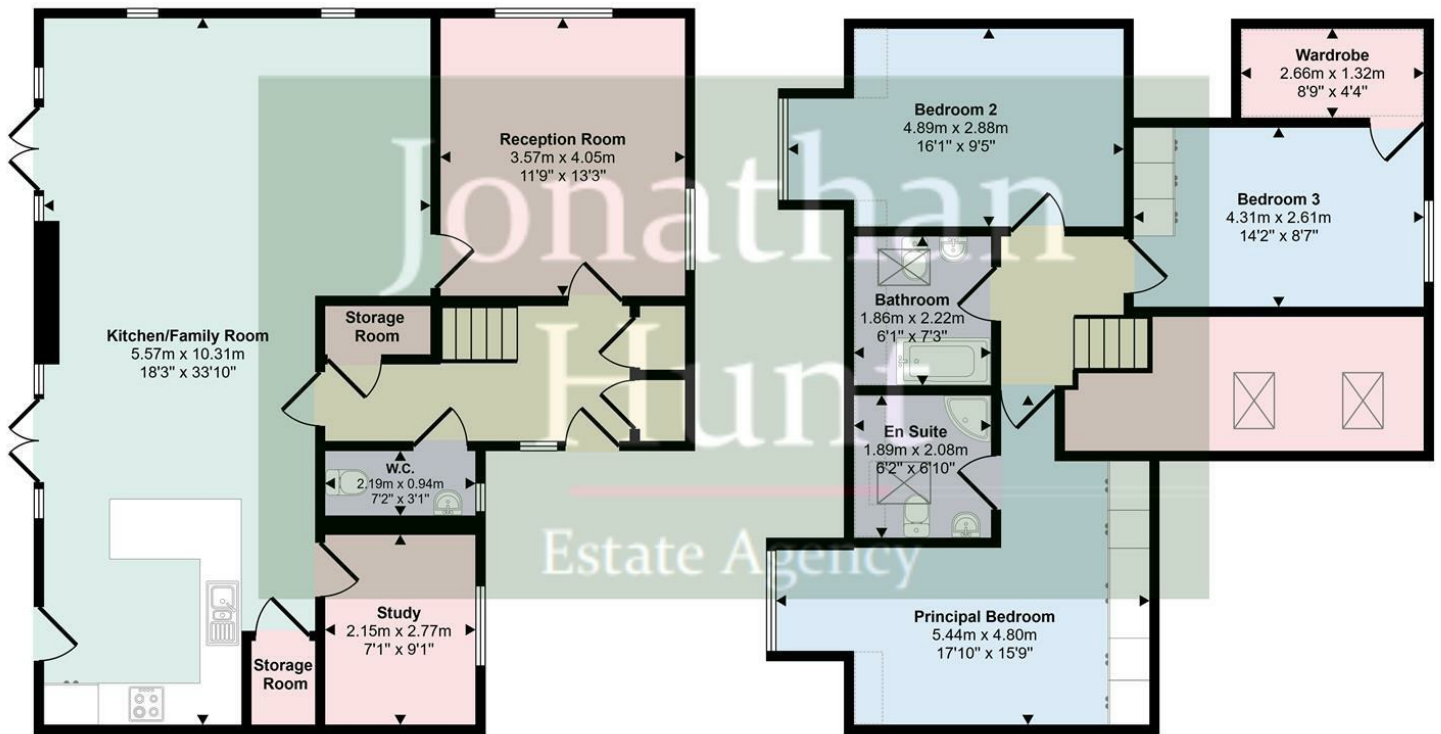
FAMILY BATHROOM 7'3" x 6'1" (2.22 x 1.86)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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 

Approx Gross Internal Area
142 sq m / 1527 sq ft



Ground Floor
Approx 83 sq m / 890 sq ft

First Floor
Approx 59 sq m / 637 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.