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Silverwood, Hare Street, Buntingford, SG9 0DZ

£455,000

# Silverwood, Hare Street, Buntingford, SG9 0DZ

## Asking Price £455,000

Positioned in the Hertfordshire hamlet of Hare Street, this well-presented three-bedroom end-of-terrace home was built in 2020 and offers approximately 942 sq. ft. of modern, energy-efficient accommodation, with the remainder of the ICW warranty.

The ground floor is arranged around a contemporary kitchen and dining area with integrated appliances, providing a practical space for both everyday use and entertaining. This leads through to a bright living room overlooking the rear garden.

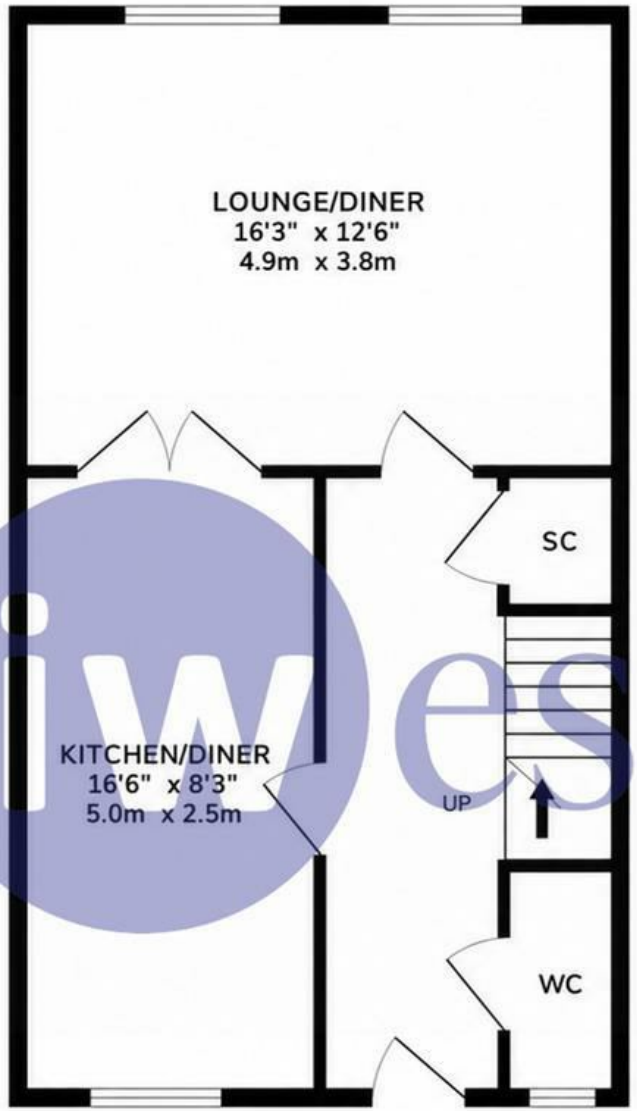
Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property benefits from a west-facing rear garden, ideal for enjoying the afternoon and evening sun, along with allocated off-street parking for two vehicles. An air source heat pump provides an efficient heating system and contributes to lower energy usage.

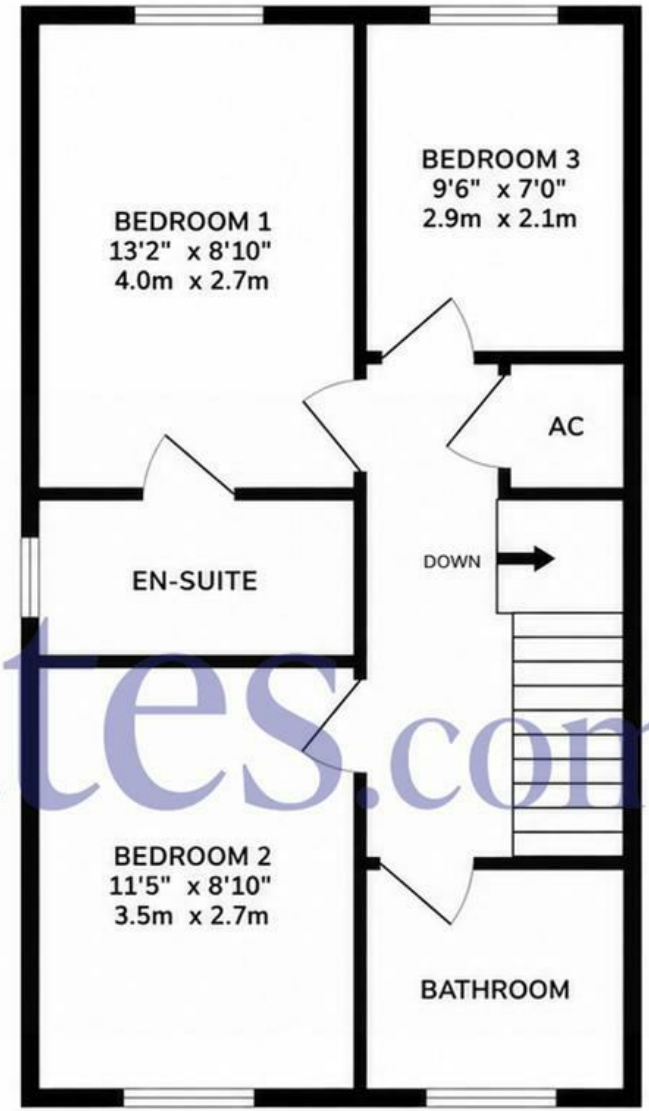
Hare Street offers a semi-rural setting surrounded by countryside, while remaining conveniently placed for the A10, Buntingford High Street, local schools and everyday amenities.

- Offered chain free
- Designer kitchen with integrated appliances
- Luxury bathroom & ensuite to master
- West facing rear garden
- Remainder of ICW warranty
- 2 off road parking spaces
- Air source heat pump
- Beautifully maintained by current owners
- Downstairs cloakroom

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GROUND FLOOR




FIRST FLOOR

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TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Front External**
Shingle area and paths leading to front door. External light, electric meter.

**Entrance Hall**
Laminate flooring, radiator, understairs cupboard, inset ceiling lights.

**WC**
Laminate flooring, white suite comprising hidden cistern low level dual flush wc, vanity unit with hand basin with mixer tap over and tiled splash back. Inset ceiling light, extractor fan, radiator, obscure window to front aspect.

**Lounge**
16'2" x 12'5"
Laminate flooring, window to rear aspect, sliding doors leading to rear garden, inset ceiling lights, 2 radiators. Double doors to:

**Kitchen/Dining**
16'6" x 8'2"
Laminate flooring, inset ceiling lights, range of wall and base units, laminate worktops, tiled splashbacks surround. Stainless steel single drainer sink unit with mixer tap over,. Integrated appliances including single oven and grill, microwave, washing machine, dishwasher, fridge & freezer, 4 plate ceramic hob with extractor over. Breakfast bar, radiator, window to front aspect with bespoke shutters.

**Stairs to First Floor and Landing**
Fitted carpet, inset ceiling lights, access to loft, airing cupboard housing hot water cylinder and shelving.

**Bedroom 1**
13'3" x 8'9"
Window to rear aspect, fitted carpet, inset ceiling lights, radiator. Door to:

**Ensuite**
Obscure window to side aspect, inset ceiling lights, extractor fan, heated towel rail, shaving point, fully tiled floor and walls. White suite comprising double length shower cubicle with wall mounted mixer shower, floating vanity unit with hand basin and mixer tap over, hidden cistern low level dual flush wc.

**Bedroom 2**
11'5" x 8'9"
Window to front aspect, fitted carpet, radiator, inset ceiling lights.

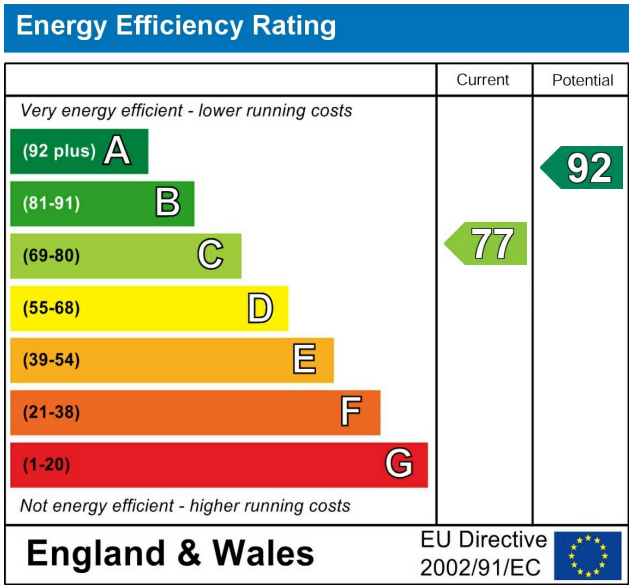
**Bedroom 3**
9'6" x 6'11"
Window to rear aspect, fitted carpet, radiator, inset ceiling lights, fitted wardrobe.

**Bathroom**
Fully tiled floor and walls, inset ceiling lights, extractor fan, shaving point, heated towel rail, obscure window to front aspect. White suite comprising panel bath with wall mounted mixer shower and glass shower screen, floating vanity unit with hand basin and mixer tap over, hidden cistern low level dual flush wc,

**Rear External**
Enclosed west facing rear garden, mainly laid to lawn with patio area outside rear doors. Water tap, external lighting, timber shed, access to parking area via rear gate. Air source heat pump unit.

**Parking**
Two allocated spaces to rear.

**Agents Note**
Freehold
4 years remaining on ICW warranty.
East Herts Council Tax Band: E
Air source heat pump serviced 2026
Boiler last serviced 2026
Recent electric certificate
Loft partially boarded with light
Offered chain free




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our network of IWestates estate agents.





























