

Jonathan Hunt

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18 Miles Way, Buntingford, SG9 9GD

Price Guide £675,000

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A spacious five-bedroom home overlooking the village green and lake, offering bright, modern living and room sizes that genuinely stand out. Set in a wonderfully traditional setting at the heart of the development, it's a home with far more space and flexibility than first impressions suggest. The dual-aspect kitchen/family room is a proper everyday hub, with space for casual seating and dining, flooded with natural light and opening straight onto the garden. The dual-aspect lounge gives you another generous area to unwind, and an additional reception room provides ideal space for a playroom or study. Upstairs, the master bedroom has its own en-suite and dressing area, and is complemented by two further double bedrooms which in turn are serviced by a modern family bathroom. The second floor adds two lovely, light-filled double bedrooms with a separate shower room shared between them. A landscaped sunny east facing garden, tandem parking and a single garage, it's a smart, comfortable home that offers serious value in a peaceful, traditional setting. Absolutely worth a viewing.



ENTRANCE HALL

STUDY 10'2" x 7'10" (3.1 x 2.41)

LOUNGE 14'11" x 11'8" (4.57 x 3.57)

KITCHEN/DINER/FAMILY ROOM 264'5" x 10'7" (80.6 x 3.24)

PRINCIPAL BEDROOM 18'10" x 11'1" (5.76 x 3.4)

DRESSING AREA

EN-SUITE

BEDROOM FOUR 11'6" x 9'7" (3.51 x 2.93)

BEDROOM FIVE 13'1" x 8'0" (4.01 x 2.45)

FAMILY BATHROOM

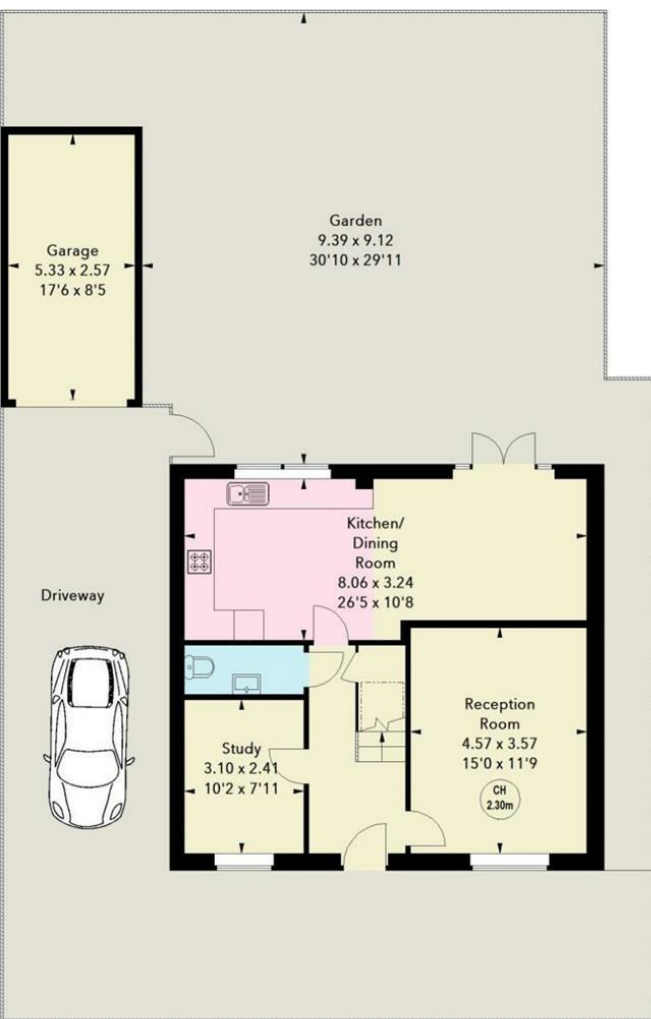
BEDROOM TWO 17'5" x 11'10" (5.33 x 3.61)

BEDROOM THREE 17'6" x 11'1" (5.34 x 3.4)

SHOWER ROOM



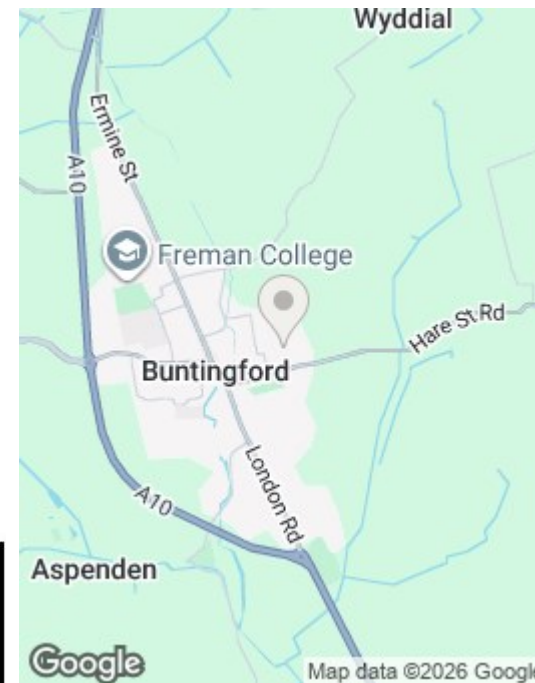




Ground Floor
Approx. 61.78 sq m / 665 sq ft



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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		England & Wales EU Directive 2002/91/EC	