

16 Hensby Avenue, Buntingford, SG9 9RG
£800,000

iwestates.com

16 Hensby Avenue, Buntingford, SG9 9RG

Price £800,000

Set within the highly sought-after Redrow development, this impressive detached family home offers a refined blend of contemporary style, generous proportions and beautifully presented living spaces, creating an exceptional setting for modern family life.

The welcoming accommodation features two spacious reception rooms, providing versatile spaces for both relaxed everyday living and elegant entertaining. At the heart of the home, the well-appointed kitchen forms a sociable hub, perfectly complementing the principal living areas and offering an ideal space for family gatherings and entertaining.

Upstairs, four generously proportioned bedrooms provide excellent private accommodation. With two stylish and modern bathrooms, including an ensuite to the master, there is a touch of luxury and practicality for both family and guests.

Outside, the beautifully maintained, mature rear garden provides a superb extension of the living space with a contemporary pergola creating an inviting area for alfresco dining, entertaining and relaxing throughout the warmer months. To the front, ample off-street parking for up to four vehicles, including the impressive double garage with electric door, completes this wonderful home. For added efficiency, the current owners have added solar panels with triple battery storage.

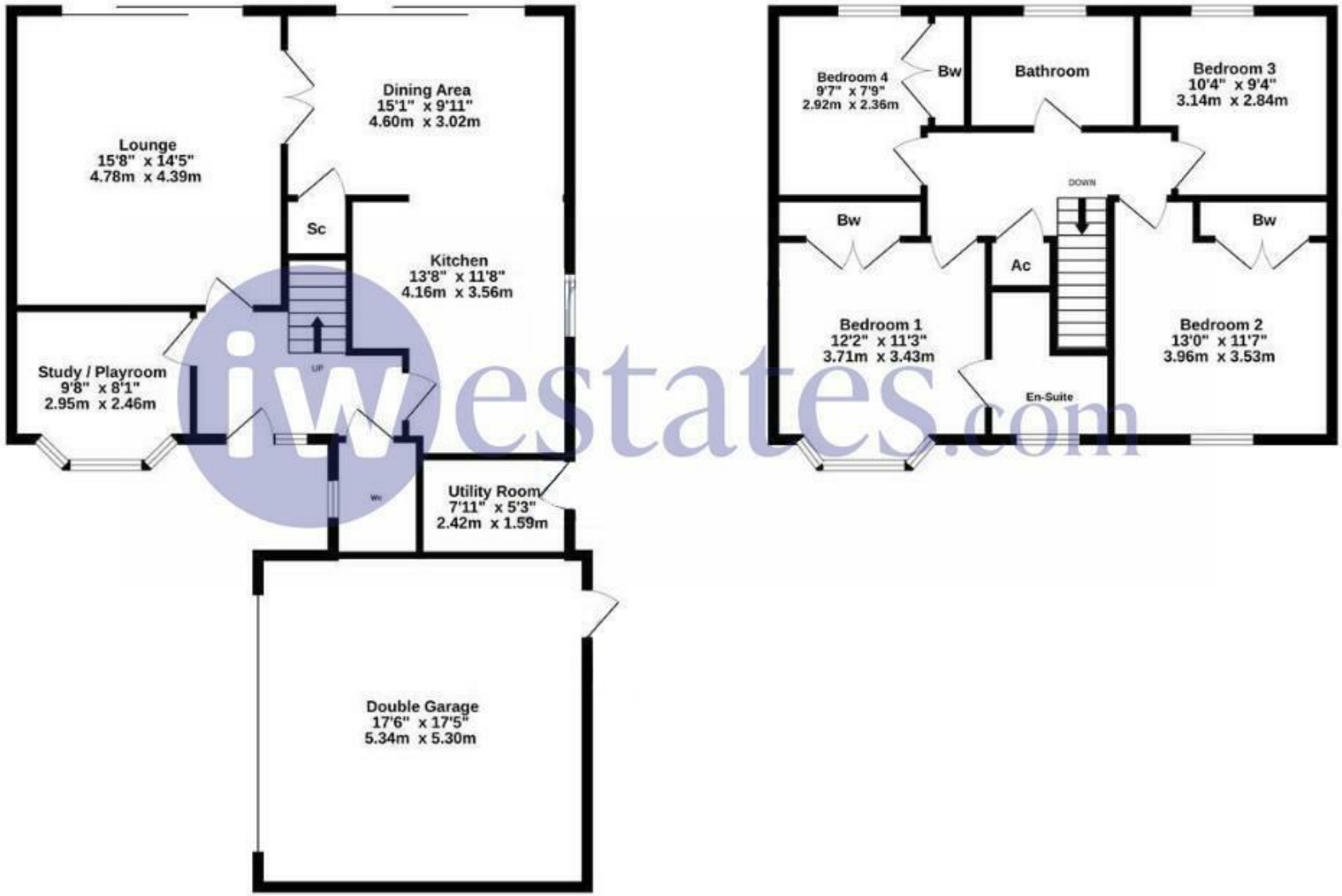
Combining generous accommodation, stylish interiors and an exceptional outdoor entertaining space, this superb detached property offers a wonderful opportunity for those seeking a sophisticated yet comfortable family home within a desirable modern development and sought after location.

- Located on the highly sought-after Redrow development
- Two spacious reception rooms, perfect for family life and entertaining
- Four generously sized bedrooms offering ample personal space
- Exceptionally maintained, generous rear garden
- Driveway for up to four vehicles
- Delightful detached house combining comfort and style
- Well-appointed kitchen serving as the hub of the home
- Two modern bathrooms providing convenience for residents and guests
- Stylish modern pergola, ideal for outdoor entertaining
- Solar panels with triple battery storage

IW Estates 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Ground Floor
1057 sq.ft. (98.2 sq.m.) approx.

1st Floor
676 sq.ft. (62.8 sq.m.) approx.



iwestates.com

TOTAL FLOOR AREA : 1482sq.ft. (137.7 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.
Made with Metropix ©2023

Front External
Attractive lawn and shrubbery, driveway with parking for 2 vehicles, EV charging unit, access to double garage. Path leading to front door, canopy porch, external lighting.

Entrance door to:

Entrance Hall
Porcelain tiled floor, radiator, stairs to first floor. Door to:

WC
6'2" x 4'7"
Comprising low level WC, wash hand basin, Porcelain tiled floor, radiator, obscure glazed window.

Lounge
15'8" x 14'4"
Limestone fireplace with electric fire inset, fitted carpet, radiator, tv point, sliding patio doors to rear garden. Double doors to:

Kitchen/Dining
23'5" x 14'11" reducing to 9'3"
Fitted with an excellent range of white Hi-gloss wall and base units with silestone work surfaces, inset 1 & 1/2 bowl sink unit with mixer tap, integrated double oven and grills, integrated dishwasher, integrated fridge, 4 plate gas hob with stainless steel extractor hood fitted, Porcelain tiled floor, radiator, window to side, storage cupboard, sliding patio doors to rear garden. Door to:

Utility Room
7'10" x 5'4"
Comprising matching White Hi-gloss wall and base units with silestone work surfaces, inset sink unit & mixer tap, plumbing for washing machine, recess for tumble dryer, Porcelain tiled floor, radiator, door to side exterior.

Study/Playroom
9'8" x 8'1"
Bay window to front aspect, Porcelain tiled floor, radiator.

Stairs to First Floor Landing
Fitted carpet, radiator, access to loft, airing cupboard housing hot water cylinder. Door to:

Bedroom One
14'6" x 11'3"
Bay window to front aspect, built in wardrobes, fitted carpet, radiator. Door to:

Ensuite
9'10" x 6'3"
Comprising enclosed shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front.

Bedroom Two
13'0" x 11'7"
Window to front aspect, built in wardrobes, fitted carpet, radiator.

Bedroom Three
10'4" reducing to 8'1" x 9'4"
Window to rear aspect, fitted carpet, radiator.

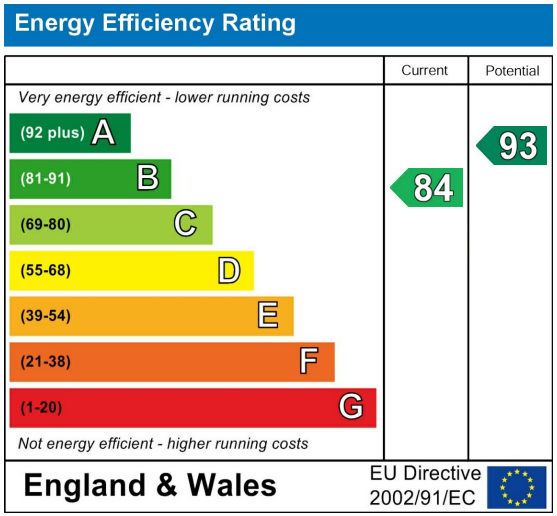
Bedroom Four
9'7" x 7'9"
Window to rear aspect, fitted carpet, radiator, built in wardrobes.

Family Bathroom
8'11" x 6'2"
3 Piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to rear.

External
Good sized paved patio area with the fantastic addition of an aluminium pergola. Mostly laid to lawn with attractive shrub borders with mature fruit trees. A further patio area to far corner, potting shed to side, outside water tap, outside power sockets, outside lighting, personal door to garage, side pedestrian access to both sides.

Double Garage
Electric up and over door, power and light, domestic gas fired boiler, rear access from garden.

Agents Note
Freehold
Council tax band F
Solar panels fitted to roof with triple battery storage
Service charge for development: £320 per annum (please check with your legal representative for exact costs)



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.


HELLO










BOSCH


Dualit
Dualit






























PAPER DOGS
Agatha Christie
Senior
MURDER
A First Class Murder















