



Dray Gardens | Buntingford | SG9 9GX

Offers In Excess Of £240,000



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AN IMMACULATE ONE BEDROOM FIRST FLOOR MAISONETTE with parking. Accessed via its own private front door, the property offers stairs leading to a bright open-plan living and kitchen area. Dual-aspect windows allow for an abundance of natural light, creating a spacious and airy feel throughout. An inner hallway provides access to a well-proportioned double bedroom and a modern bathroom suite. The property further benefits from three internal storage cupboards along with fitted wardrobes. Externally, there is a communal rear garden with drying area, allocated parking and private storage sheds. Built in 2018, the property is presented in excellent condition and remains within the 10-year NHBC warranty. Online virtual tour available.

- One Double Bedroom
- Immaculate Throughout
- Council Tax Band: B
- First Floor Maisonette
- Allocated Parking
- EPC Rating: B

Front

Paved pathway leading to private front door.

Entrance Hall

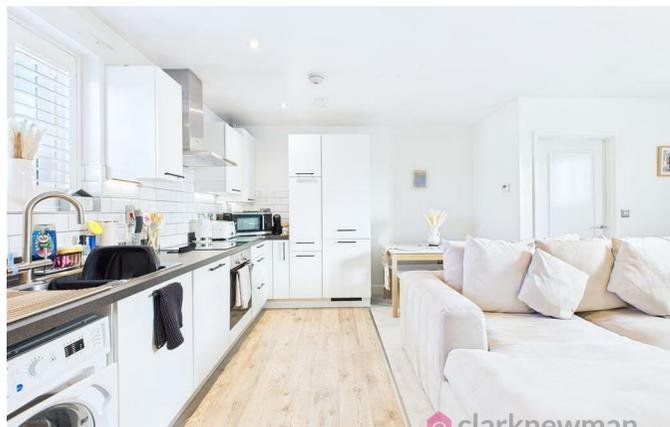
3'11" x 3'11" (1.19m x 1.19m)

Composite double glazed door to street. Electric distribution board and radiator to wall. Stairs to first floor, internal door to open plan living.

Open Plan Living

15'4" x 18'8" (4.67m x 5.69m)

UPVC double glazed windows to front and rear aspects with fitted shutters. Two radiators to walls. Built-in storage cupboard. Modern white fitted kitchen with black handles and laminate work surfaces. Stainless steel 1.5 sink and drainer with brushed steel mixer tap. Integral appliances including electric oven, induction hob (with stainless steel cooker hood above), dishwasher, washing machine and fridge freezer. Gas combination boiler to wall. Ample space for sofa and dining table. Internal doors to stairs and internal hall.





Inner Hallway

6'7" x 3'11" (2.01m x 1.19m)

Two storage cupboards. Loft hatch above. Internal doors to living room, bedroom and bathroom.

Bedroom

10'3" x 11'1" (3.12m x 3.38m)

UPVC double glazed window to front with fitted shutters. Radiator to wall. Fitted wardrobes. Internal door to inner hallway.

Bathroom

6'9" x 6'10" (2.06m x 2.08m)

UPVC double glazed window with fitted venetian blinds. White bath with part tiled walls, glass screen and shower attachment to bath taps, white WC and pedestal sink to wall. Extractor fan above. Two fitted bathroom cabinets. Internal door to inner hallway.

Outside

To the rear of the property you will find the communal garden with drying area, allocated parking space, private sheds and bin area.

Lease Information

The below figures have been provided to us by the vendors:

Ground Rent: £200 per annum

Estate Charge: £300 per annum

Buildings Insurance: £230 per annum

Lease: 117 years remaining

Local Area

Nestled in the sought-after area of Buntingford, this peaceful residential neighbourhood sits just minutes from the charming High Street with its Tudor-period shops, boutiques and cafes alongside everyday amenities such as a Co-op, Sainsbury's Local, library and banks. Residents enjoy superb access to green space - with the Norfolk Road Playing Fields, children's play areas, multi-games courts, skate ramp, and River Rib riverside walks as well as daily conveniences like schools, swimming pool, pubs and community events just a short stroll away.

Buntingford offers a quiet, village-style setting with easy access to key nearby stations: Ashwell & Morden, Royston, and Watton-at-Stone - each within a 15-minute drive, plus an hourly bus link to Hertford East for onward rail travel.

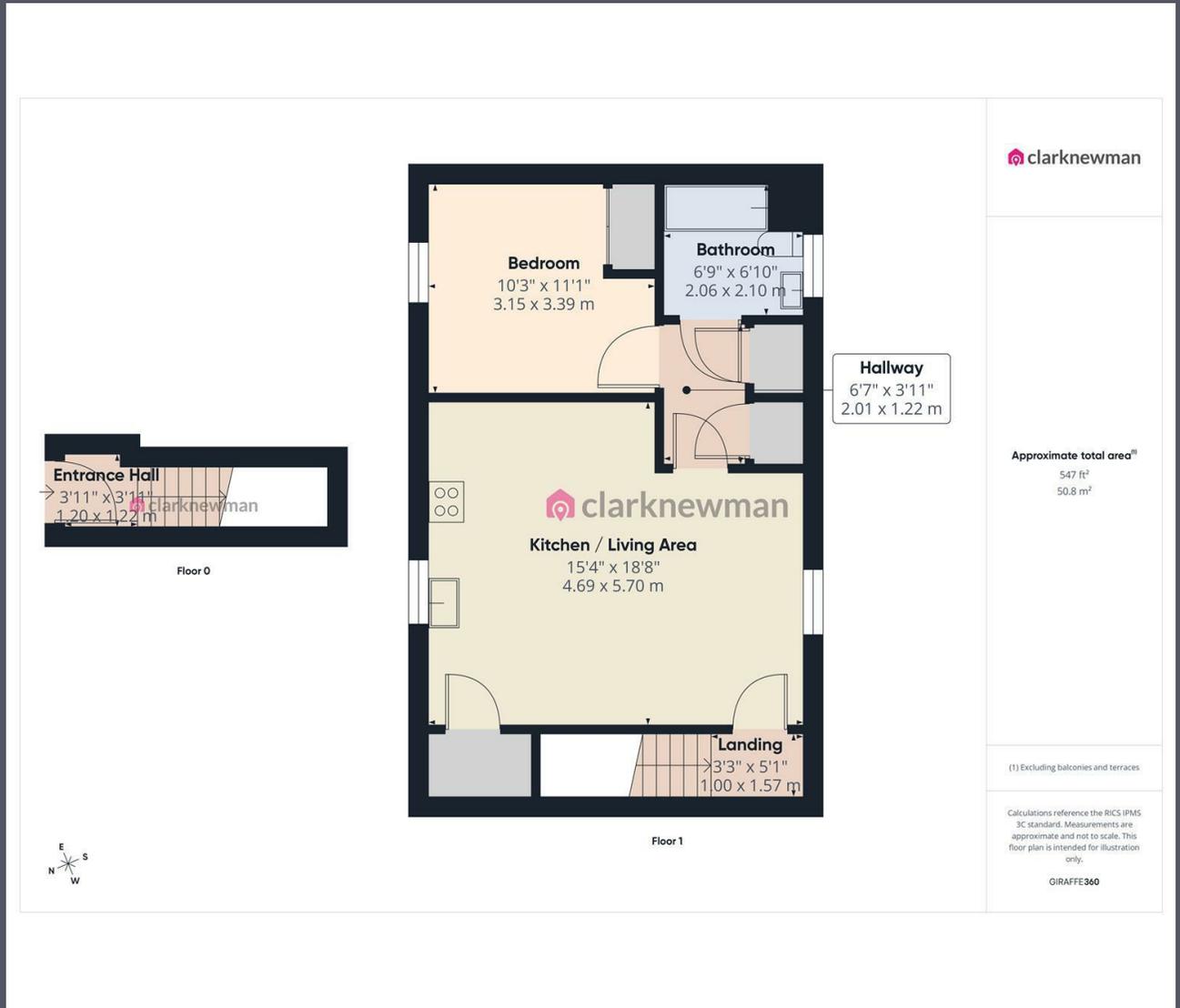
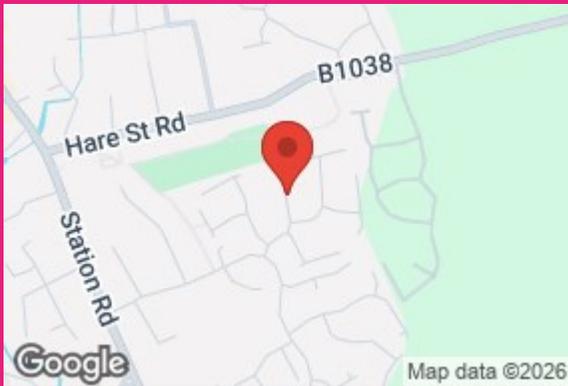
Agents Notes

This property was built in 2018 and still benefits from remaining years left of the original 10-year NHBC warranty.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	82	82
(49-60) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Equity House
4-6 Market Street
Harlow
Essex
CM17 0AH
01279 400444
hello@clarknewman.co.uk
www.clarknewman.co.uk