



18 Miles Way, Buntingford

Hertfordshire

Guide Price **£700,000**



18 Miles Way

Buntingford, Hertfordshire

Ensum Brown are delighted to offer this superb detached family house positioned on the popular Knights Walk development. Features include 2 reception rooms, guest cloakroom/WC, open-plan kitchen/dining/family room, 5 bedrooms & 3 bath/shower rooms along with a private rear garden, driveway & garage.

Council tax band: F

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to bring to the market this beautifully maintained five bedroom three bathroom detached family house situated in the ever popular Knights Walk development in Buntingford, located within walking distance of the characterful High Street. This spacious home is offered with a complete upward chain in place as the vendor has found a chain free property to purchase. An internal viewing is highly recommended.

Positioned in this family orientated setting, this home has excellent kerb appeal. Upon approach you'll see that there is a driveway to the side providing off street parking for two vehicles and this leads to a single garage for additional parking or perfect for use as storage.

This beautiful home is spread across three floors providing the ideal space for any growing family. Starting on the ground floor you are greeted by a warm and welcoming entrance hall which provides access to the two reception rooms, guest cloakroom/WC and the stunning open-plan kitchen/dining/family room which is the hub of this home and the ideal place for the family to get together.

As you approach the first floor, you are welcomed by a bright and spacious first floor landing providing access to the excellent principal bedroom suite comprising of a large double bedroom, walk-in wardrobe and an en-suite shower room/WC plus a further two double bedrooms.

Going up to the second floor, there are an additional two double bedrooms plus another shower room/WC.

Externally, the property benefits from a private rear garden commencing with a paved patio area leading to an area laid to lawn. This impressive family home has picturesque views over the green and pond.





LOCATION - BUNTINGFORD

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layston First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town.

As mentioned, Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major nation rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter. If you want to visit other local towns you are very central to Royston, Stevenage, Bishop Stortford, Ware and Hertford. The city of Cambridge is also only around 45 minutes' drive away. It really is superbly located and you are also surrounded by some beautiful Hertfordshire countryside.

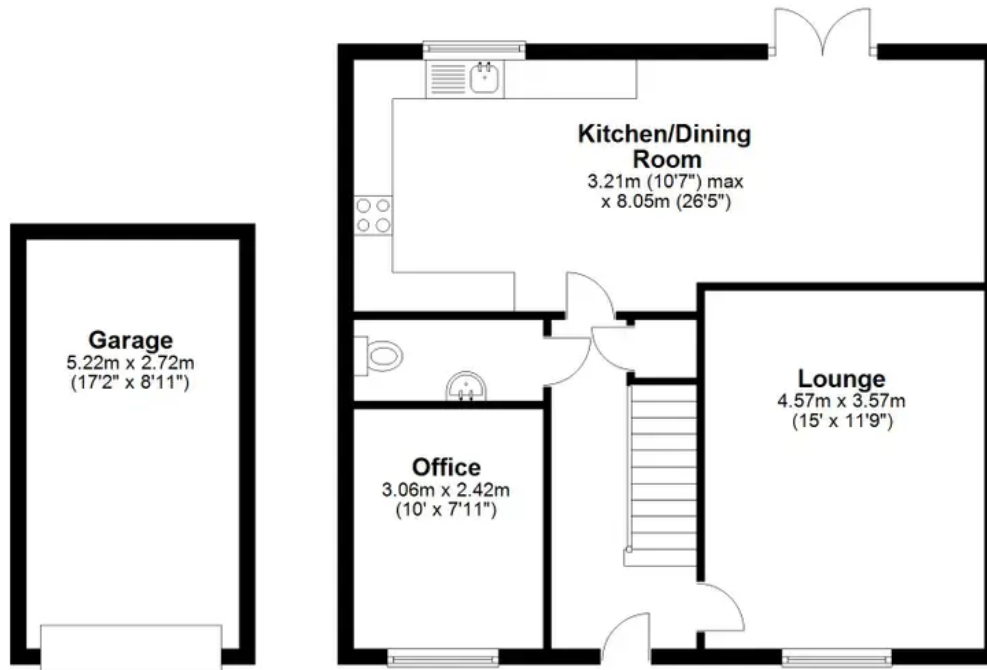
One last thing, we can't forget to mention, the 'World Sausage Tossing Championship' has taken place at The Countryman Inn, in Chipping near Buntingford, every August since 2014. Take a visit to Buntingford today, you may not want to leave!





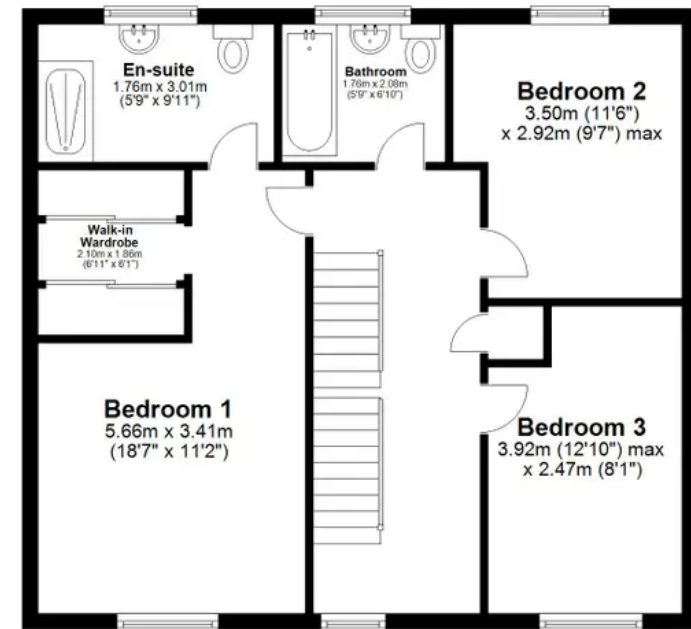
Ground Floor

Approx. 74.7 sq. metres (803.9 sq. feet)



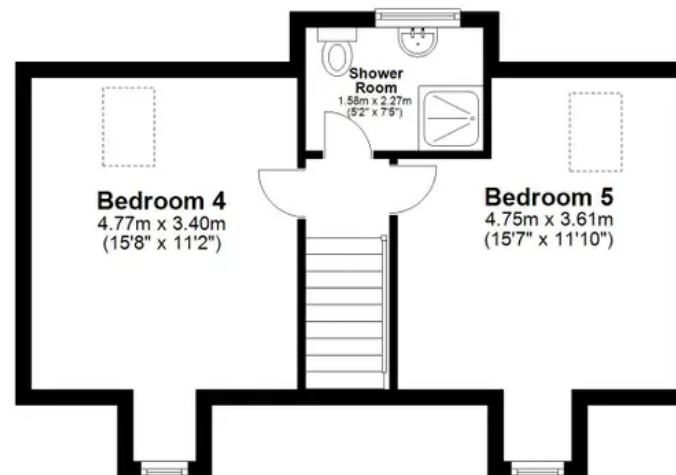
First Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 173.9 sq. metres (1871.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

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