

18 Downhall Ley
Buntingford, SG9 9JT
Offers in excess of £400,000

ma
morgan alexander





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The property is within easy reach of Buntingford's charming town centre, offering a variety of independent shops, cafes, and essential amenities, as well as excellent transport links and well-regarded local schools.

Stepping through the front door, you are welcomed by a light-filled entrance hall, leading to a convenient cloakroom/WC. The heart of the home is the open-plan lounge/diner, an inviting space ideal for family living and entertaining with bi-folding doors leading to the garden. The beautifully appointed kitchen/breakfast room features contemporary fittings and ample storage, making it a fantastic space.

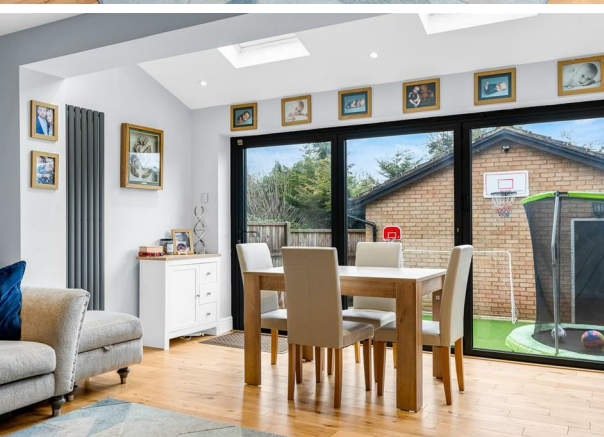
Upstairs, three well-proportioned bedrooms provide comfortable living arrangements, all serviced by a modern family bathroom.

The rear garden is thoughtfully designed for low-maintenance enjoyment, featuring an artificial lawn, a paved patio area perfect for summer evenings, and secure panel fencing with a pedestrian gate providing access to the front. The property also benefits from an allocated covered carport, complete with an additional storage cupboard and direct access into the garden.

Location & Amenities:

Buntingford is a highly sought-after market town known for its vibrant community and picturesque surroundings. The property is conveniently located within walking distance of local shops, cafes, and restaurants, as well as excellent schooling options, including Layston C





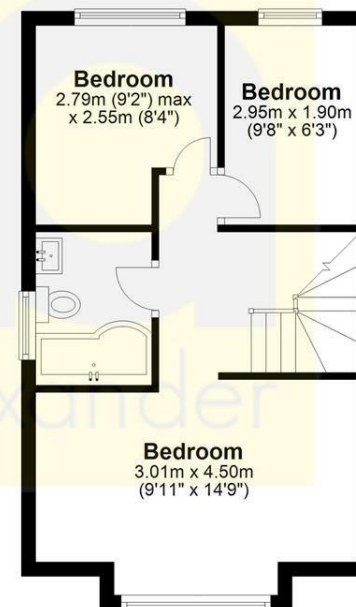
Ground Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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