

16 Norfolk Road
Buntingford, SG9 9AN
Guide price £400,000

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A charming and beautifully presented two-bedroom Victorian cottage, nestled along one of Buntingford's popular residential roads—just a short stroll from the vibrant and historic High Street.

This delightful period home has been sympathetically updated throughout and offers immaculate accommodation, brimming with character and style. The ground floor features a welcoming living room open-plan to the dining area, both enjoying the warmth of parquet-style flooring, a traditional cast iron fireplace, and views to both the front and rear. The space flows effortlessly, with stairs rising to the first floor and light pouring in through well-placed windows.

To the rear, the well-appointed kitchen enjoys a view of the garden and is fitted with a range of sleek units and space for appliances. A door leads directly out to the rear terrace—ideal for morning coffee or summer entertaining.

Upstairs, you'll find two generous double bedrooms, each flooded with natural light. The modern family bathroom is a particular highlight, offering both a freestanding roll-top bath and a separate walk-in shower, all finished to a high standard.

The rear garden has been thoughtfully landscaped with a mix of sun-drenched terraces, mature planting, and an easy-care artificial lawn. Whether you're entertaining friends or enjoying quiet weekends with the family, it's a perfect space for al fresco dining and outdoor living.





Ground Floor
Area: 31.6 m² ... 340 ft²

First Floor
Area: 34.1 m² ... 367 ft²

Total Area: 65.7 m² ... 708 ft²

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.
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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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