

6 Baker Drive
Buntingford, SG9 9RZ
Guide price £649,000

ma
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6 Baker Drive Buntingford, SG9 9RZ

Located within a highly sought-after residential area of Buntingford, this modern four-bedroom detached family home forms part of the popular Redrow development and is within easy walking distance of the historic High Street with its array of independent shops, cafés, and amenities.

Arranged over two floors, the property offers bright and well-planned living accommodation, perfectly suited for modern family life. The ground floor comprises a welcoming entrance hall, cloakroom WC, a spacious living room with feature fireplace and front aspect window, and a superb open-plan kitchen/dining room fitted with integrated appliances. French doors provide direct access to the rear garden, while a separate utility room completes the ground floor.

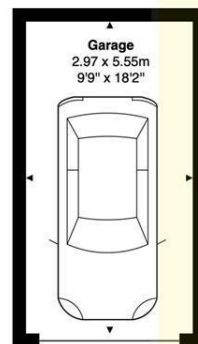
Upstairs, the principal bedroom enjoys the benefit of an en-suite shower room. There are three further bedrooms, all served by a contemporary family bathroom.

Externally, the property features a private, enclosed rear garden, ideal for outdoor entertaining, with a driveway providing off-street parking and access to the garage.

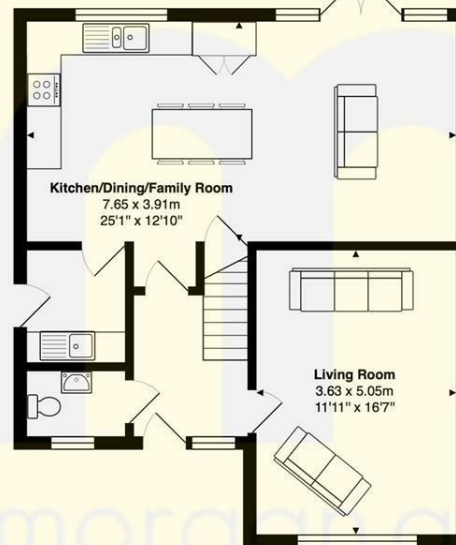
Additional benefits include approximately four years remaining on the NHBC warranty, giving peace of mind for the next owners.

This is a fantastic opportunity to acquire a modern detached family home in one of Buntingford's most desirable locations.

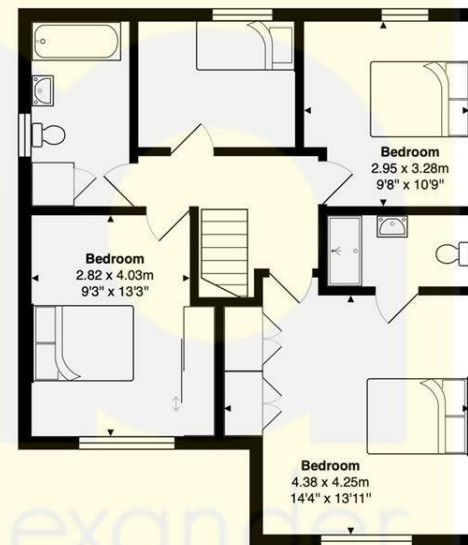




Outbuilding
Area: 16.5 m² ... 177 ft²



Ground Floor
Area: 63.5 m² ... 684 ft²



First Floor
Area: 63.6 m² ... 684 ft²

Total Area: 143.6 m² ... 1545 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, mis-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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