

2 Hurry Close  
Buntingford, Hertfordshire SG9 9UJ  
Guide price £770,000





## 2 Hurry Close Buntingford, Hertfordshire SG9 9UJ

Occupying an elevated plot close to the popular Buntingford Nature Reserve and conveniently located on the edge of the vibrant High Street, this impressive home offers 2,250 sq ft of well-planned living space, perfect for modern family living.

Built approximately four years ago, the property still benefits from six years remaining on its NHBC warranty, offering peace of mind for the next owners.

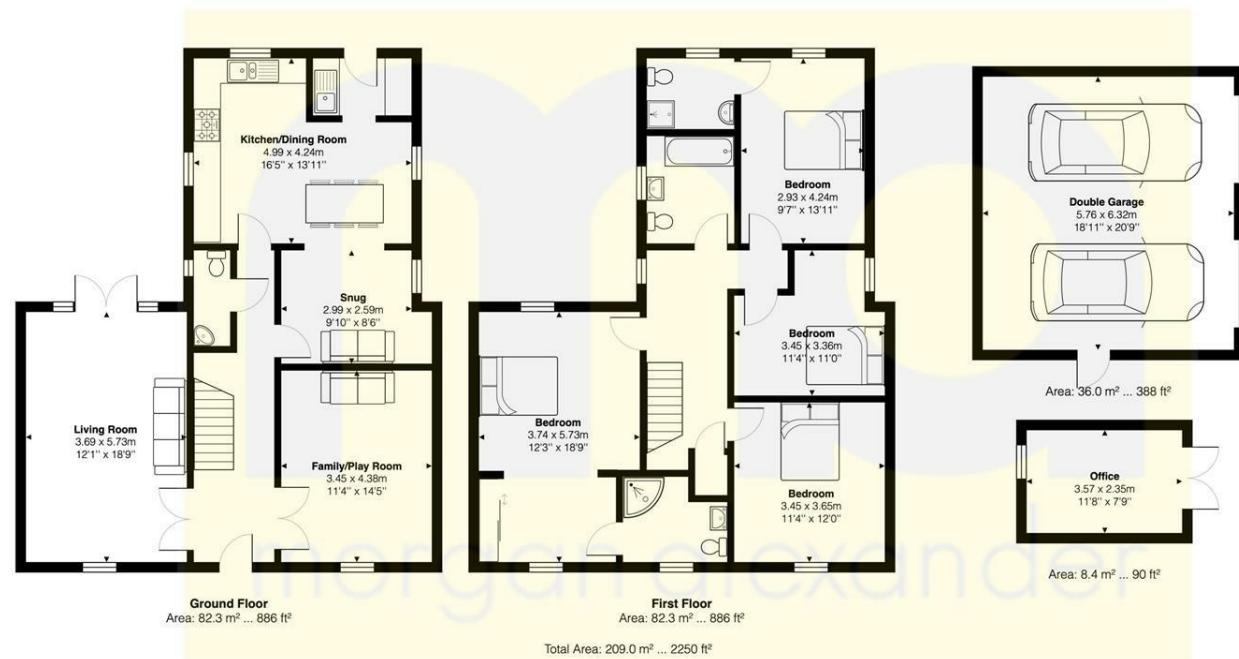
The ground floor accommodation comprises a welcoming entrance hall with fitted understairs storage and cloakroom/WC. To the front of the home is a dual-aspect living room with French doors opening onto the rear garden, creating an ideal space for entertaining. There is also a versatile family/playroom with views to the front, perfect for a home office or children's play space.

The heart of the home is the expansive, open-plan kitchen/dining room, beautifully finished with integrated appliances, ample cabinetry, work surfaces and an adjoining snug area — all perfectly arranged to enjoy views over the landscaped rear garden. There is also a separate utility area with additional storage and a door providing direct access to the garden.

Upstairs, the generous landing leads to a dual-aspect master bedroom featuring a dressing area and contemporary en-suite shower room. A guest bedroom also benefits from its own en-suite, while two further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property continues to impress with a landscaped rear garden offering lawn and terraced areas — ideal for outdoor dining and family enjoyment. There is also a detached home office, a double garage, and ample driveway parking for multiple vehicles.





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, 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](http://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		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

[morgan-alexander.co.uk](http://morganalexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

[westley@morganalexander.co.uk](mailto:westley@morganalexander.co.uk)