

5 Olvega Drive  
Buntingford, SG9 9FJ  
Guide price £525,000





## 5 Olvega Drive Buntingford, SG9 9FJ

The property opens into a bright and welcoming entrance hall, immediately setting the tone for the rest of the home. There is access to a convenient cloakroom/WC and a well-appointed kitchen positioned to the front. The kitchen is fitted with a range of timeless units, complemented by granite worktops and integrated appliances, creating a space that is both functional and visually appealing.

To the rear, the home opens up into an impressive open plan lounge and dining space. This is the part that sells the house, and rightly so. A striking feature wall with wooden slat panelling provides a strong focal point, while herringbone-style flooring runs seamlessly through the space, adding warmth and continuity. The room benefits from a vaulted ceiling with Velux windows and additional side casement windows, flooding the space with natural light. French doors open directly onto the rear garden, creating a natural extension of the living space and making it ideal for both everyday living and entertaining.

The first floor offers two well-proportioned double bedrooms, both versatile enough to accommodate family living, guests, or home working. These rooms are served by a modern family bathroom fitted with a contemporary suite.

The top floor is dedicated to the principal bedroom, providing a private and well-designed retreat. This space includes a dressing area and is complemented by an en-suite shower room, creating a sense of separation and comfort that elevates the overall layout of the home.

The rear garden enjoys a west-facing aspect, ensuring plenty of afternoon and evening sun. Designed with ease of maintenance in mind, it is laid predominantly to artificial lawn with a patio area, making it perfect for entertaining or relaxing. There is also side gated access.

To the front, the property benefits from a driveway providing off-street parking and access to the garage.





**Approximate Gross Internal Area 1208 sq ft - 112 sq m  
(Excluding Garage)**

Ground Floor Area 490 sq ft – 46 sq m  
 First Floor Area 393 sq ft – 36 sq m  
 Second Floor Area 325 sq ft – 30 sq m  
 Garage Area 154 sq ft – 14 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		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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