

Wahringa
Buntingford, Hertfordshire SG9 9PB
Guide price £999,995

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A beautiful and spacious four-bedroom detached family home, enjoying an excellent accommodation of just over 2,530 SQ FT, boasting generous room proportions and located in the beautiful village of Aspenden.

This impressive property offers a beautifully presented accommodation that is set over two floors which have been designed for modern family life.

To fully appreciate both the size and quality of this house, an interior viewing is highly recommended.

Externally, the rear garden is attractively landscaped, with views of farmland to the rear and adequately proportioned, although not so large so as to take up all of your spare time. It has a paved patio, a good expanse of lawn, thus maintaining a good degree of privacy. The property also features a garage and driveway.

Location:

Aspenden village provides a local pub, parish church, cricket green and play area. The town of Buntingford, approximately 1 mile distant, provides multiple shopping and sporting facilities, schooling for all ages, doctors and dentist surgery's.

The major towns of Bishop's Stortford, Ware, Royston, Stevenage and Hertford are all within easy travelling distance and have mail line railway stations with commuter links to London's Liverpool Street and Kings Cross. Stansted, London's third international airport is also conveniently located to the east of Bishop's Stortford, approximately 15 miles distant. The nearby A10 provides vehicular access with links to the A1 in the North and the M25 and London to the South.





Total area: approx. 235.1 sq. metres (2530.9 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.

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