

**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.









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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**

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