



- Beautifully Presented Maisonette
- High Specification Finish
- Spacious Living Area
- Quality Kitchen With Appliances
- Excellent Double Bedroom
- Light & Airy Bathroom
- Delightful Modern Development
- Walking Distance To High Street
- Ideal First-Time Purchase

DRAY GARDENS, BUNTINGFORD

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Ensum Brown are delighted to offer for sale this delightful first floor maisonette in a superb modern development. Features include a great open-plan kitchen/living room, double bedroom and spacious bathroom. Finished to a fantastic standard throughout and also offering allocated parking. Viewing essential!

GUIDE PRICE
£225,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern and well-presented first floor maisonette in a peaceful setting. The property was constructed in 2018 and offers many features to include a spacious open-plan kitchen/living room, generous double bedroom along with a spacious bathroom. Featuring bright and airy accommodation throughout and benefitting from allocated plus visitors parking, this maisonette would be an ideal first-time purchase or buy-to-let investment.

Upon entering the property there is a spacious and welcoming entrance hall which features recently laid fitted carpet with a staircase leading up to the first floor. First impressions are very important and once you step into the superbly presented dual-aspect open-plan kitchen/living room it certainly doesn't disappoint offering recently laid fitted carpet, two double glazed windows allowing the natural light to stream in and two radiators.

The kitchen is fully equipped with a matching range of white wall and base units complemented by laminate worktops and featuring an integrated dishwasher, washer/dryer plus fridge/freezer. Also benefitting a stainless steel sink with drainer and chrome mixer tap, oven with 4-ring hob and stainless steel extractor along with a cupboard housing the gas central heating combination boiler. A door then opens to a large storage cupboard currently being used as a clever make-do study area by the current vendor.

Accessed from the open-plan kitchen/living room there is an inner hallway with fitted carpet, an airing cupboard with electric radiator and another large storage cupboard. A door then leads into the well-presented double bedroom with fitted carpet, double glazed window to the front aspect, built-in mirror fronted double wardrobe, radiator and TV point.

Completing this maisonette there is a superbly spacious bathroom fitted with a three piece white suite comprising low level flush WC, wash hand basin with chrome taps and bath with chrome mixer tap, wall-mounted Aqualisa thermostatic shower with accompanying screen. Also with a wall-mounted medicine cabinet and shaver plug.

The property benefits from allocated parking for one vehicle plus there is also ample on-street and visitors parking available on a first come first served basis. There's also a small communal garden with a handy communal clothes drying area.

AGENTS NOTES – LEASE, SERVICE CHARGE & GROUND RENT

Tenure: Leasehold

Lease Term: 122 Years Remaining

Service Charge: £300.00 Approximately PA

Ground Rent: £200.00 Approximately PA

Information obtained from the present vendor.

LOCATION - BUNTINGFORD

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layton First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town.

As mentioned, Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major national rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter. If you want to visit other local towns you are very central to Royston, Stevenage, Bishop Stortford, Ware and Hertford. The city of Cambridge is also only around 45 minutes' drive away. It really is superbly located and you are also surrounded by some beautiful Hertfordshire countryside.

One last thing, we can't forget to mention, the 'World Sausage Tossing Championship' has taken place at The Countryman Inn, in Chipping near Buntingford, every August since 2014. Take a visit to Buntingford today, you may not want to leave!

