





Brice Gardens, Buntingford, SG9 9GR

Westwood Leber are delighted to present this impressive four-bedroom, two-bathroom family home, arranged over three floors and offering over 1,800 sq. ft. of stylish and versatile living space. The property features spacious, beautifully presented interiors, a private garden, driveway, and garage, and is ideally situated within walking distance of the village High Street and highly regarded local schools.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, study/playroom, a fully fitted kitchen/dining room with integrated appliances, French doors opening to the garden, and access to a separate utility room.

On the first floor, there is a bright and spacious living room along with the principal bedroom, complete with en-suite shower room and ample space for wardrobes.

The second floor offers three further bedrooms and a modern family bathroom.

Externally, the rear garden enjoys a paved terrace leading to an artificial lawn, raised flower borders, and an additional seating area at the far end. There is also a timber shed and a garage. To the front, the property benefits from a driveway providing off-street parking for two vehicles.



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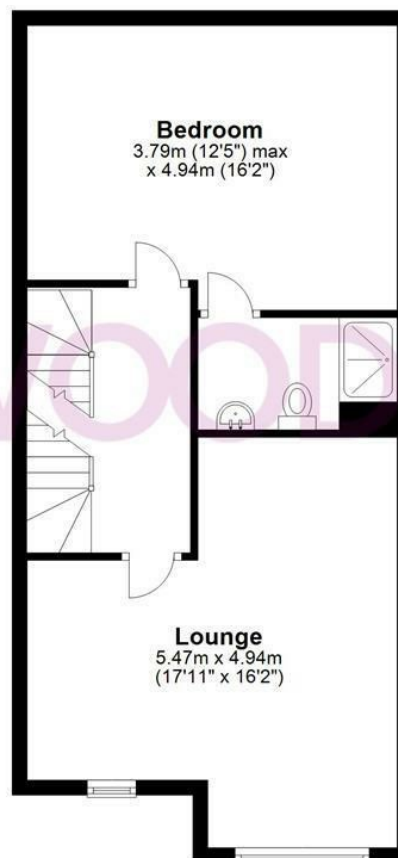
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



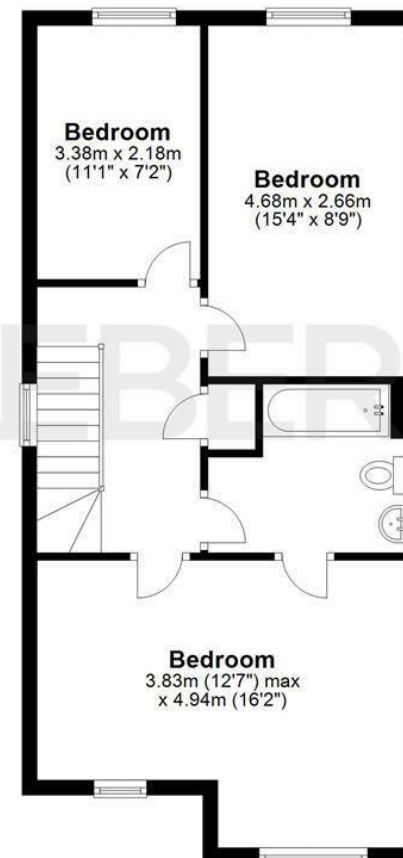
First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Second Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 168.1 sq. metres (1809.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had 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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