

# Jonathan Hunt

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**Greengate Abbots Lane, Widford, SG12 8RT**

**£675,000**

JONATHAN HUNT are pleased to offer this well presented three/four bedroom family home. The property has been extended to create a fantastic open plan living/entertaining space with Bi/folding doors giving access to the generous gardens. The ground floor accommodation is very impressive with tiled and carpeted flooring, a newly fitted Kitchen and multi fuel stove. Further benefits include a ground floor Cloak and Shower room, fourth bedroom/playroom and access to a home office and utility area. The first floor offers three bedrooms, luxury Bathroom and wonderful views.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# Greengate Abbots Lane, Widford, SG12 8RT

**ENTRANCE HALLWAY**



**LIVING ROOM 17'1" x 12'2" (5.23 x 3.71)**



**SHOWER ROOM**

**CLOAKROOM**

**PLAYROOM/BEDROOM FOUR 9'9" x 9'6" (2.98 x 2.92)**



**DINING ROOM 22'11" x 14'6" (7 x 4.44)**



**KITCHEN 13'1" x 9'0" (4 x 2.76)**



**SITTING ROOM 11'0" x 9'5" (3.37 x 2.89)**



**STUDY 8'7" x 8'2" (2.64 x 2.49)**

**UTILITY ROOM 9'5" x 8'2" (2.88 x 2.51)**

**FIRST FLOOR**

# Greengate Abbots Lane, Widford, SG12 8RT

**BEDROOM ONE 11'8" x 10'7" (3.58 x 3.24)**



**LUXURY BATHROOM**



**BEDROOM TWO 11'4" x 10'7" (3.47 x 3.24)**



**EXTERIOR**

**GARDEN**

**DRIVEWAY AND PARKING**

**CARPORT**

**COUNCIL TAX BAND - E**

**BEDROOM THREE 8'4" x 6'11" (2.56 x 2.12)**

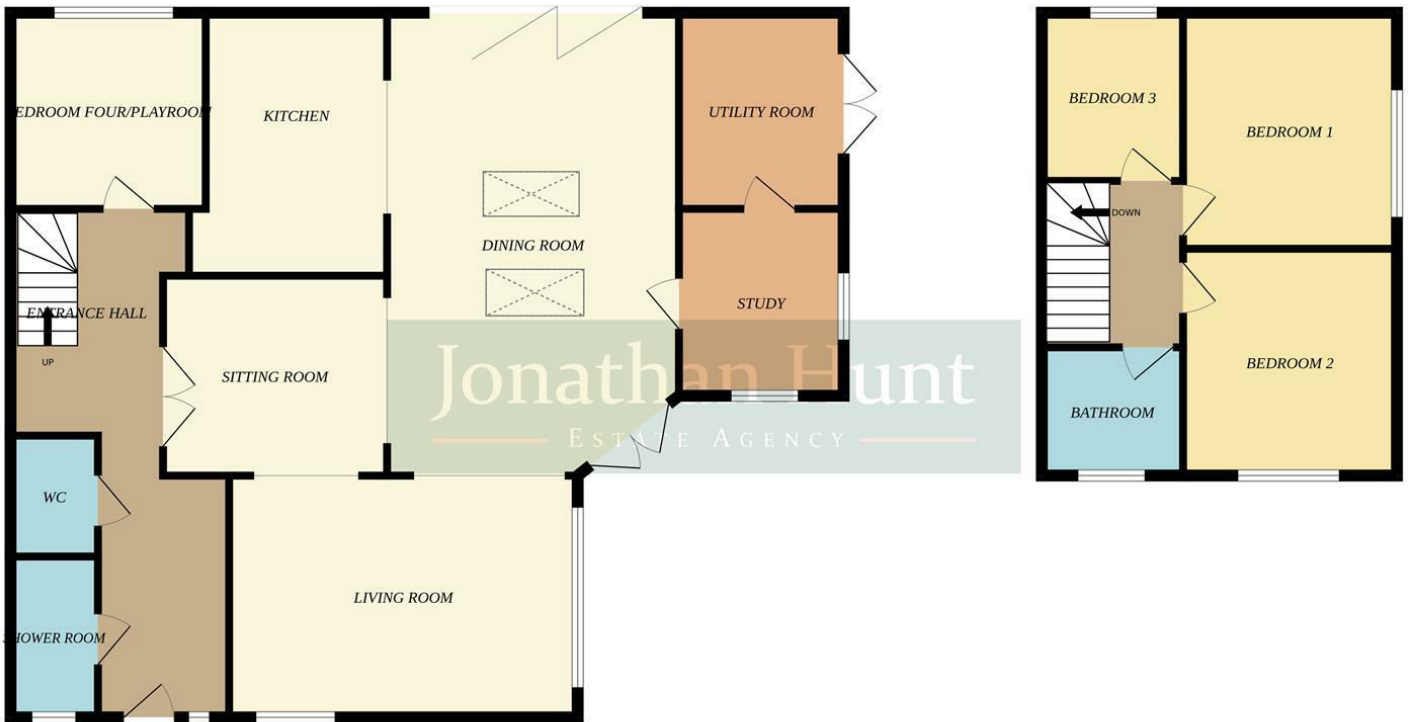


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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