

Jonathan Hunt

ESTATE AGENCY

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Pondcroft Olives Farm, Stanstead Road, Hunsdon, SG12 8PT

£875,000

JONATHAN HUNT are pleased to offer this unique FOUR BEDROOM DETACHED BUNGALOW offering SIX RECEPTION ROOMS and three Bathrooms along with a Farmhouse style Kitchen and Utility room. The property is approached via a private driveway leading to this quiet rural location. Externally the property features mature gardens which boarder local farmland and to the front a driveway for three cars and a garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



KITCHEN/BREAKFAST ROOM 20'2" x 12'7" (6.17 x 3.84)



CLOAKROOM

PLAYROOM/OFFICE 11'10" x 7'8" (3.61 x 2.36)

GARDEN ROOM 16'0" x 12'2" (4.88 x 3.73)



DINING/FAMILY ROOM 19'5" x 12'2" (5.94 x 3.71)



UTILITY ROOM



INNER HALLWAY 15'10" x 15'1" (4.85 x 4.62)



LIVING ROOM 20'0" x 12'2" (6.12 x 3.73)

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BEDROOM ONE 16'2" x 14'2" (4.95 x 4.32)



BEDROOM THREE 11'1" x 11'1" max (3.38 x 3.38 max)



ENSUITE



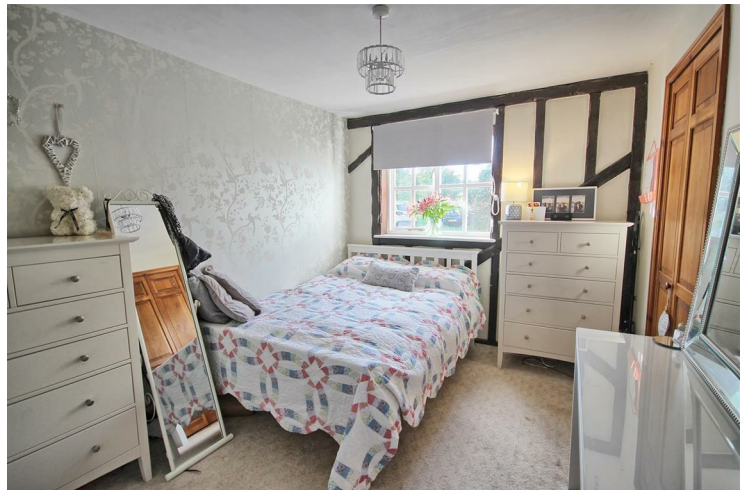
ENSUITE



BEDROOM TWO 16'9" x 12'2" (5.13 x 3.71)



BEDROOM FOUR 11'3" x 8'9" (3.43 x 2.69)



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FAMILY SHOWER ROOM



GARDENS



GARAGE 20'11" x 8'11" (6.38 x 2.72)



EXTERIOR



REAR GARDEN



FRONT

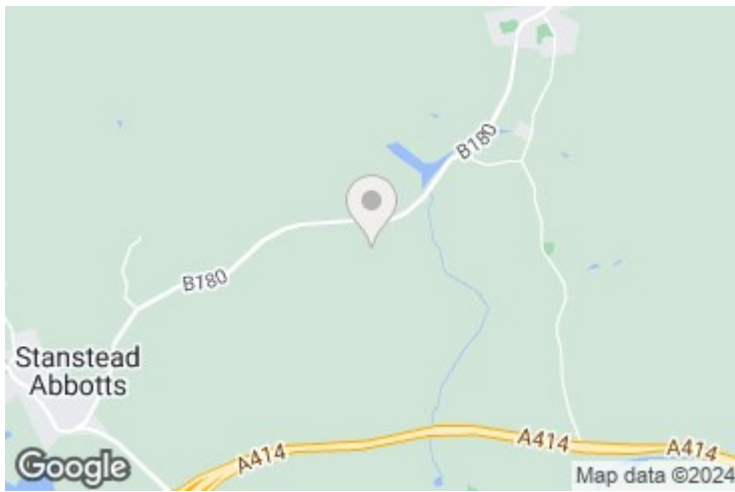



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PRIVATE DRIVE



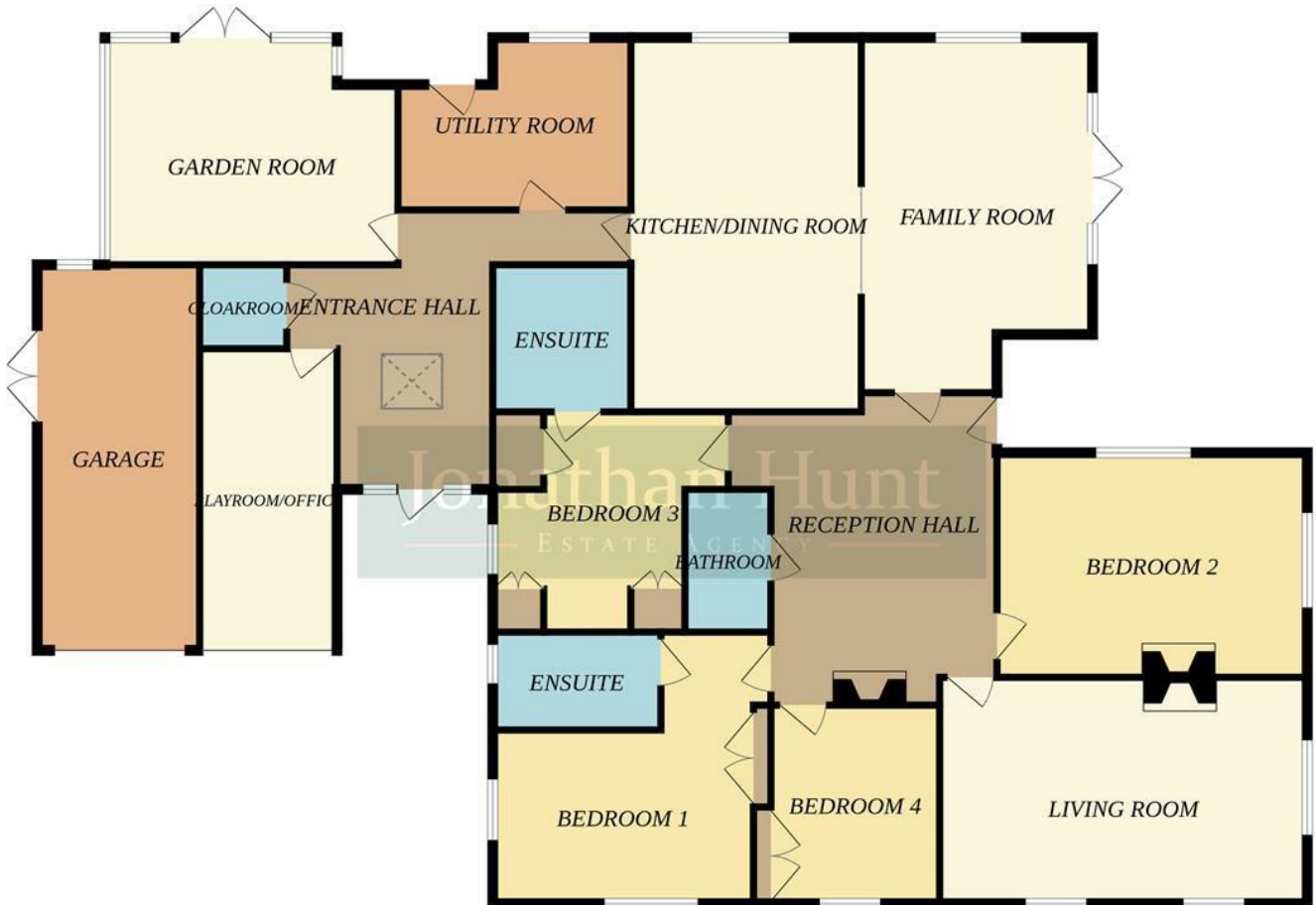
COUNCIL TAX - G



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		44	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

GROUND 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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