

# Jonathan Hunt

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**1 Amiens Close, Hunsdon, SG12 8FJ**

**£1,000,000**

JONATHAN HUNT are pleased to offer this exceptional FOUR BEDROOM property located within a private cul de sac in the highly sought after village of Hunsdon. This attractive DETACHED HOME was constructed in 2020, features approximately 2000 sq ft of accommodation and occupies a generous plot over looking farm land to the rear. Internally there are TWO RECEPTION ROOMS and a spacious open plan Kitchen/Dining room with Bi-folding doors to the rear gardens. The first floor offers THREE BATHROOMS, Dressing room to the principal bedroom and views across fields to the rear. Externally the property features a driveway for several cars leading to the GARAGE with Utility facilities. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 1 Amiens Close, Hunsdon, SG12 8FJ

## ENTRANCE HALLWAY

## CLOAKROOM



## KITCHEN/DINING ROOM 26'9" x 13'1" max (8.16 x 4 max)



## FIRST FLOOR

## SITTING ROOM 10'3" x 10'2" (3.13 x 3.10)



## BEDROOM ONE 14'0" x 12'2" (4.29 x 3.73)

## LIVING ROOM 18'4" x 10'11" (5.6 x 3.33)



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## ENSUITE



## BEDROOM THREE 12'7" x 11'10" (3.86 x 3.62)



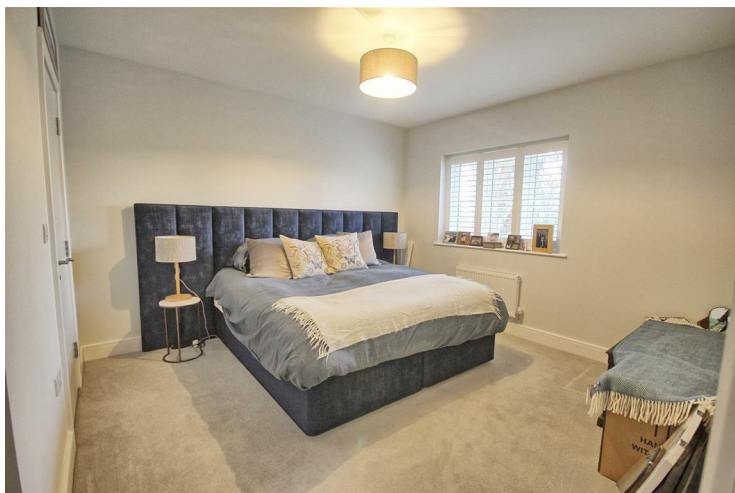
## DRESSING ROOM



## JACK AND JILL SHOWER ROOM



## BEDROOM TWO 3.66 x 3.67 (0.91m.20.12m x 0.91m.20.42m)



## BEDROOM FOUR 14'3" x 10'1" incl wards (4.36 x 3.09 incl wards)



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## FAMILY BATHROOM



## FARMLAND VIEWS



## GARAGE 18'11" x 13'1" (5.77 x 4)

## DRIVEWAY

## EXTERIOR



## COUNCIL TAX BAND - G



## REAR GARDEN



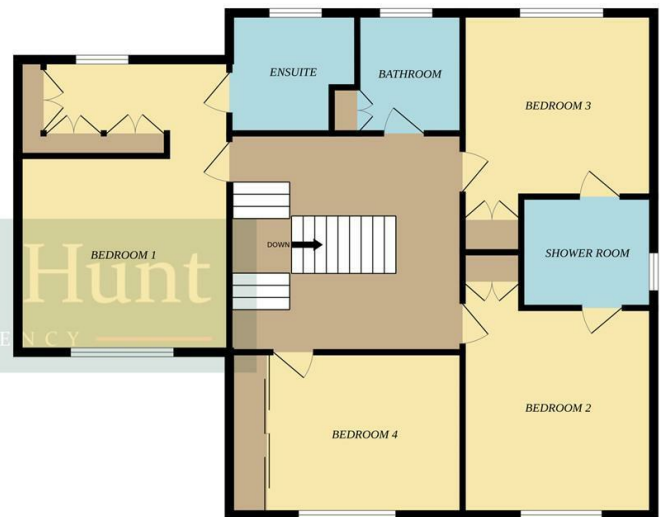
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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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