

Jonathan Hunt

ESTATE AGENCY

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21 Roydon Road, Stanstead Abbots, Hertfordshire, SG12 8HQ

£450,000

JONATHAN HUNT are pleased to offer this THREE BEDROOM END TERRACE HOME conveniently located for the village High Street amenities and St Margarets Station to London. The property is offered CHAIN FREE and benefits from TWO RECEPTION ROOMS, Kitchen/Dining room and gardens with a South/westerly aspect. Further features include Gas central heating, double glazed windows and a useful GARAGE ACCESSED FROM THE GARDEN

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 14'3" x 12'10" (4.36 x 3.92)



BEDROOM ONE 11'11" x 8'0" (3.65 x 2.46)



KITCHEN/DINING ROOM 14'2" x 11'0" (4.34 x 3.37)



BEDROOM TWO 7'7" x 9'8" (2.32 x 2.96)



GARDEN ROOM 14'4" x 7'1" (4.38 x 2.17)



BEDROOM THREE 6'3" x 5'8" (1.91 x 1.74)



FIRST FLOOR

21 Roydon Road, Stanstead Abbots, Hertfordshire, SG12 8HQ

BATHROOM



GARAGE 15'11" x 7'10" (4.86 x 2.40)

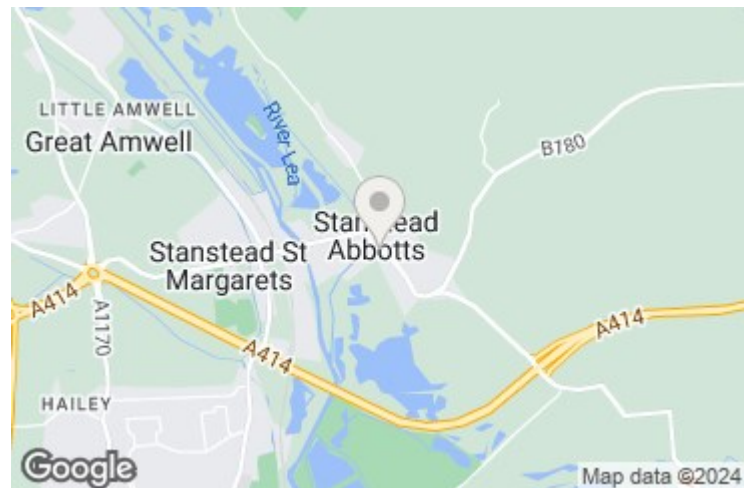


REAR GARDEN



FRONT GARDEN

COUNCIL TAX BAND - D

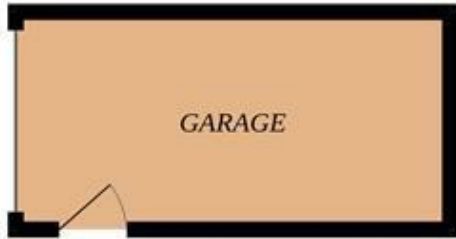


EXTERIOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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