

# Jonathan Hunt

ESTATE AGENCY

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**32 High Street, Hunsdon, Hertfordshire, SG12 8NT**

**£695,000**

JONATHAN HUNT are pleased to offer this deceptively spacious FOUR DOUBLE BEDROOM period home centrally positioned within this sought after village. Internally the property features THREE/FOUR RECEPTION ROOMS, a fantastic Kitchen/breakfast room with an AGA and two bathrooms. Throughout the property you'll notice period features with beams, timber flooring and exposed brick fireplaces along with large windows offering great natural light. Externally the property benefits from enclosed cottage gardens with a large patio area leading to a wonderful barn conversion, ideal for a Home Office or Studio/Gym.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**LIVING ROOM 18'0" x 11'8" (5.5 x 3.56)**



**SITTING ROOM 12'1" x 11'5" (3.7 x 3.5)**



**DINING ROOM 11'5" x 11'0" (3.5 x 3.36)**



**KITCHEN/BREAKFAST ROOM 25'8" x 11'2" (7.83 x 3.42)**



**FEATURE FIREPLACE**



**FEATURE AGA**



**SHOWER ROOM**



**BEDROOM FOUR 12'0" x 9'1" (3.67 x 2.78)**



**FIRST FLOOR**

**BEDROOM ONE 15'3" x 12'0" (4.66 x 3.67)**



**FAMILY BATHROOM**



**BEDROOM TWO 15'8" x 11'6" excl wards (4.8 x 3.52 excl wards)**



**EXTERIOR**



**BEDROOM THREE 12'0" x 11'8" (3.66 x 3.56)**



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**SUMMER GARDEN PHOTOS**



**STUDIO INTERIOR**



**REAR GARDEN**



**FRONT AND SIDE ACCESS**

**COUNCIL TAX BAND - D**



**STUDIO**



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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