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18 The Avenue, Hertford, Hertfordshire, SG14 3DR

£750,000

JONATHAN HUNT are pleased to offer this spacious FOUR BEDROOM DETACHED FAMILY HOME available with no onward chain. The property features a wonderful secluded and mature rear garden with side access giving great potential to extend (stpp). Internally the property requires some updating and benefits from an integral garage with driveway,

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LIVING/DINING ROOM 21'11" x 17'7" I-shaped (6.7 x 5.36 I-shaped)



KITCHEN 11'1" x 12'6" (3.38 x 3.83)



FIRST FLOOR



BEDROOM ONE 13'6" x 12'1" (4.14 x 3.7)



BEDROOM TWO 12'3" x 10'8" excl wards (3.75 x 3.26 excl wards)



BEDROOM THREE 10'2" x 8'10" (3.1 x 2.7)



BEDROOM FOUR 9'6" x 8'6" (2.9 x 2.6)

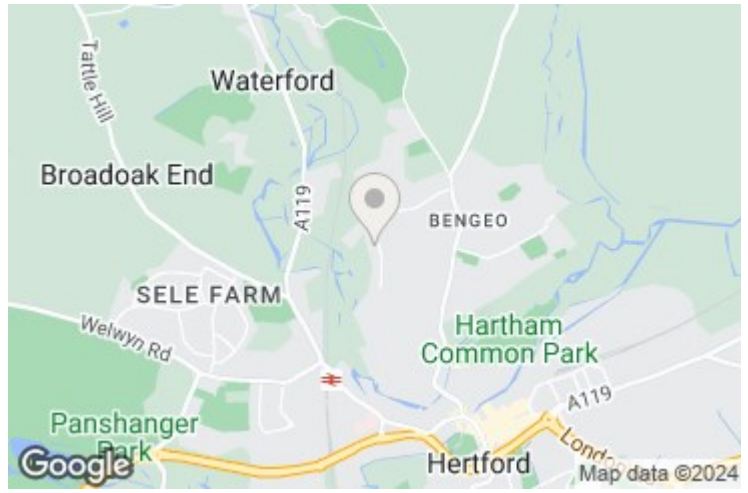
BATHROOM

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REAR GARDEN



EXTERIOR



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		
England & Wales	EU Directive 2002/91/EC	

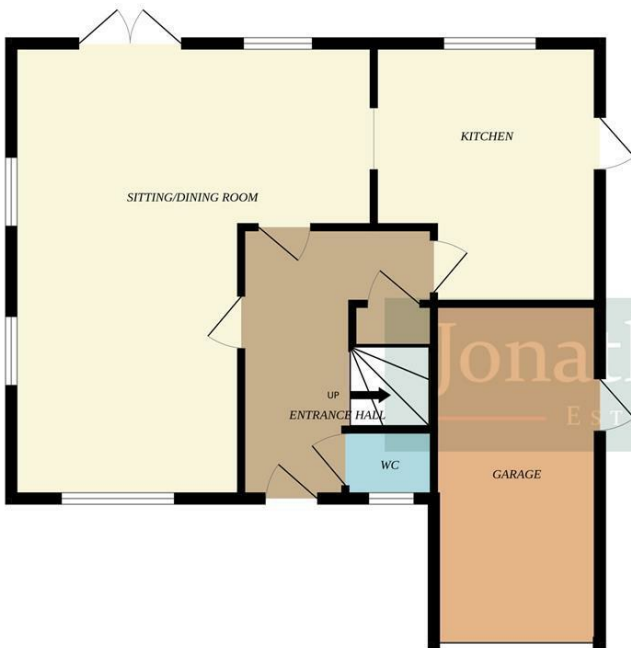
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FRONT

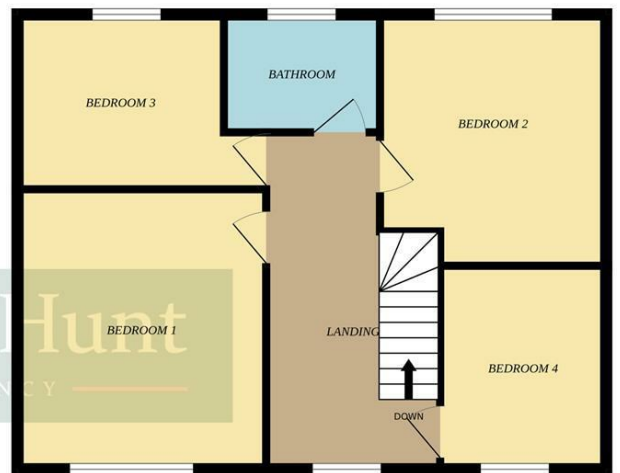


COUNCIL TAX BAND - F

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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