

Jonathan Hunt

ESTATE AGENCY

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Oddicombe Mill End, Standon, SG11 1LP

£750,000

JONATHAN HUNT are pleased to offer this unique opportunity to acquire this detached three bedroom bungalow located close to the village centre. The property occupies a generous plot with various outbuildings and a 11 x 5 metre Workshop. Internally the property features three reception rooms, Bath and Shower rooms, Kitchen/Breakfast room and partly converted loft rooms. Please call for viewings times.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



CONSERVATORY 12'3" x 7'10" (3.75 x 2.4)



LIVING ROOM 14'3" x 11'4" (4.36 x 3.46)



KITCHEN/BREAKFAST ROOM 17'0" x 10'2" (5.2 x 3.1)



DINING ROOM 11'4" x 11'4" (3.46 x 3.46)



BATHROOM

SHOWER ROOM

BEDROOM ONE 11'1" x 11'1" (3.4 x 3.4)



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BEDROOM TWO 11'3" x 10'8" (3.45 x 3.26)



FRONT GARDENS



BEDROOM THREE 11'3" x 7'3" (3.45 x 2.23)

SIDE ELEVATION

LOFT ROOMS



EXTERIOR



SATALITE



WORKSHOP 36'7" x 16'0" (11.16 x 4.9)



STORE 15'5" x 6'10" (4.7 x 2.1)

OUTBUILDING 20'11" x 12'9" (6.4 x 3.9)

Red outline is to be used as a guide

COUNCIL TAX BAND F

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
2338 sq.ft. (217.2 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.2 sq.m.) approx.

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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