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16 Pentlows, Braughing, Hertfordshire, SG11 2QD

£685,000

JONATHAN HUNT are pleased to offer this immaculate FOUR BEDROOM DETACHED home located within this small private cul de sac in the sought-after village of Braughing. The property has been maintained to a very high standard and offers bright and spacious living space. The ground floor accommodation comprises Living room with wood burner, Kitchen with integrated appliances and hallway with cloakroom. The first floor offers four bedrooms the master with ensuite shower room and a fully boarded loft. The property benefits from South facing gardens with access to a DETACHED GARAGE with additional parking for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM



BEDROOM ONE 13'1" x 12'2" max (4 x 3.73 max)



ENSUITE SHOWER ROOM



LIVING ROOM 20'4" x 12'2" (6.22 x 3.71)



KITCHEN/DINING ROOM 20'4" x 16'3" max (6.22 x 4.97 max)



BEDROOM TWO 9'8" x 8'7" (2.95 x 2.64)



FIRST FLOOR



16 Pentlows, Braughing, Hertfordshire, SG11 2QD

BEDROOM THREE 8'7" x 6'3" excluding wardrobes (2.62m x 1.91m excluding wardrobes)



PARKING

COUNCIL TAX BAND BAND F



BEDROOM FOUR 9'3" x 5'11" (2.84 x 1.82)

FAMILY BATHROOM



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	82	82
	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	82	82
	EU Directive 2002/91/EC	

REAR GARDEN

EXTERIOR



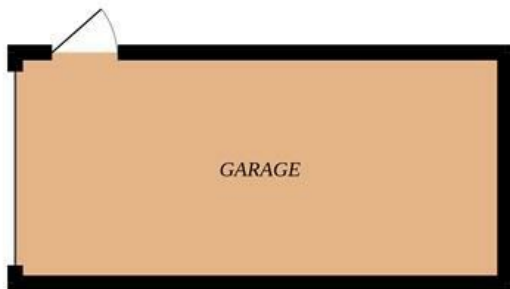
FRONT

GARAGE

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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