

Jonathan Hunt

ESTATE AGENCY

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21 Benningfield Road, Widford, Herts, SG12 8RD

Offers In Excess Of £600,000

JONATHAN HUNT are pleased to offer this four double bedroom semi detached family home located within a small quiet cul de sac and benefitting from THREE RECEPTION ROOMS. The property features replacement windows, solid oak flooring, an open fire, corner plot gardens with outbuildings and no onward chain.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

LIVING ROOM 19'8" x 13'1" (5.99 x 3.99)



KITCHEN 13'1" x 9'0" (3.99 x 2.74)



DINING ROOM 13'1" x 9'0" (3.99 x 2.74)



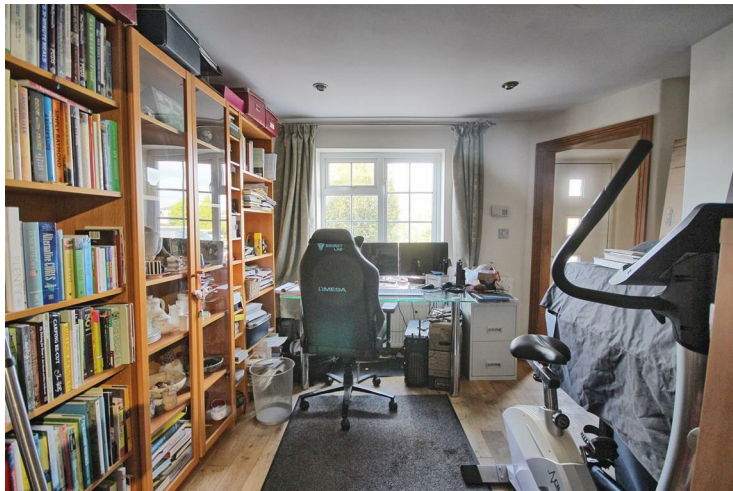
OUTER HALLWAY

DOWNSTAIRS CLOAKROOM

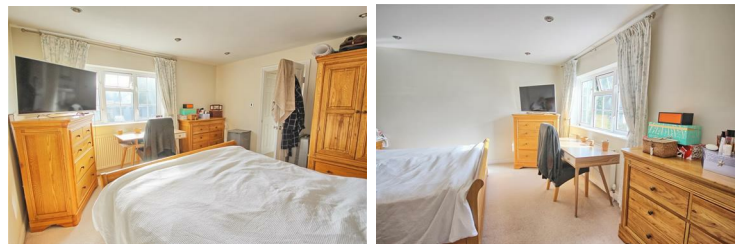
FIRST FLOOR LANDING



STUDY 10'9" x 9'7" (3.28 x 2.92)



BEDROOM ONE 13'1" x 12'5" (3.99 x 3.78)



INNER LOBBY

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BEDROOM TWO 10'9" x 11'8" (3.28 x 3.56)



SEPARATE W.C.



BEDROOM THREE 10'9" x 11'11" (3.28 x 3.63)



EXTERIOR



BEDROOM FOUR 12'5" x 8'7" (3.78 x 2.62)

BATHROOM



FRONT OF PROPERTY



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SIDE GARDEN



REAR GARDEN



COUNCIL TAX BAND - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	62
(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		55	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 1889 sq ft – 176 sq m
 Ground Floor Area 750 sq ft – 70 sq m
 First Floor Area 727 sq ft – 67 sq m
 Garage Area 233 sq ft – 22 sq m
 Outbuilding Area 179 sq ft – 17 sq m



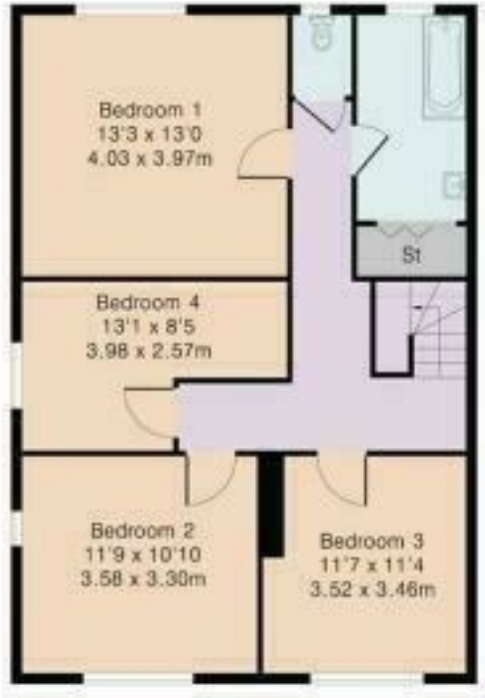
Garage



Outbuilding



Ground Floor



First Floor