

# Jonathan Hunt

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**12 Cresset Close, Stanstead Abbots, Hertfordshire, SG12 8LL**

**£700,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM DETACHED FAMILY HOME located within a small private cul de sac. The property is well presented throughout and features a ground floor Cloakroom, large Living room, 7.3 metre Kitchen/Dining room and ensuite to the master bedroom. The gardens enjoy a south/westerly aspect and to the front is a garage and off street parking for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 12 Cresset Close, Stanstead Abbots, Hertfordshire, SG12 8LL

ENTRANCE HALLWAY

CLOAKROOM

LIVING ROOM 17'3" x 12'1" (5.26 x 3.7)



BEDROOM ONE 12'5" x 11'1" (3.8 x 3.4)



ENSUITE SHOWER ROOM



DINING AREA



BEDROOM TWO 11'1" x 11'5" (3.4 x 3.5)



KITCHEN/BREAKFAST ROOM 24'0" x 9'5" (7.32 x 2.88)



FIRST FLOOR



# 12 Cresset Close, Stanstead Abbots, Hertfordshire, SG12 8LL

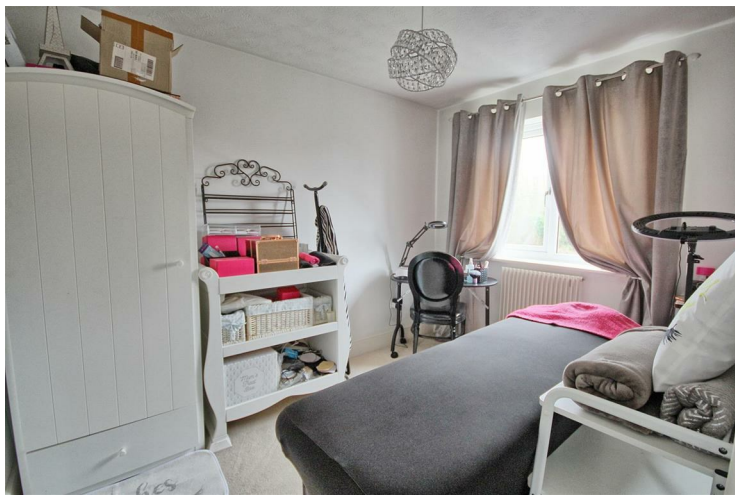
**BEDROOM THREE 9'4" x 9'3" (2.86 x 2.84)**



**REAR GARDEN**



**BEDROOM FOUR 10'8" x 8'6" (3.26 x 2.6)**



**GARAGE AND DRIVEWAY**

**COUNCIL TAX BAND - F**



**FAMILY BATHROOM**

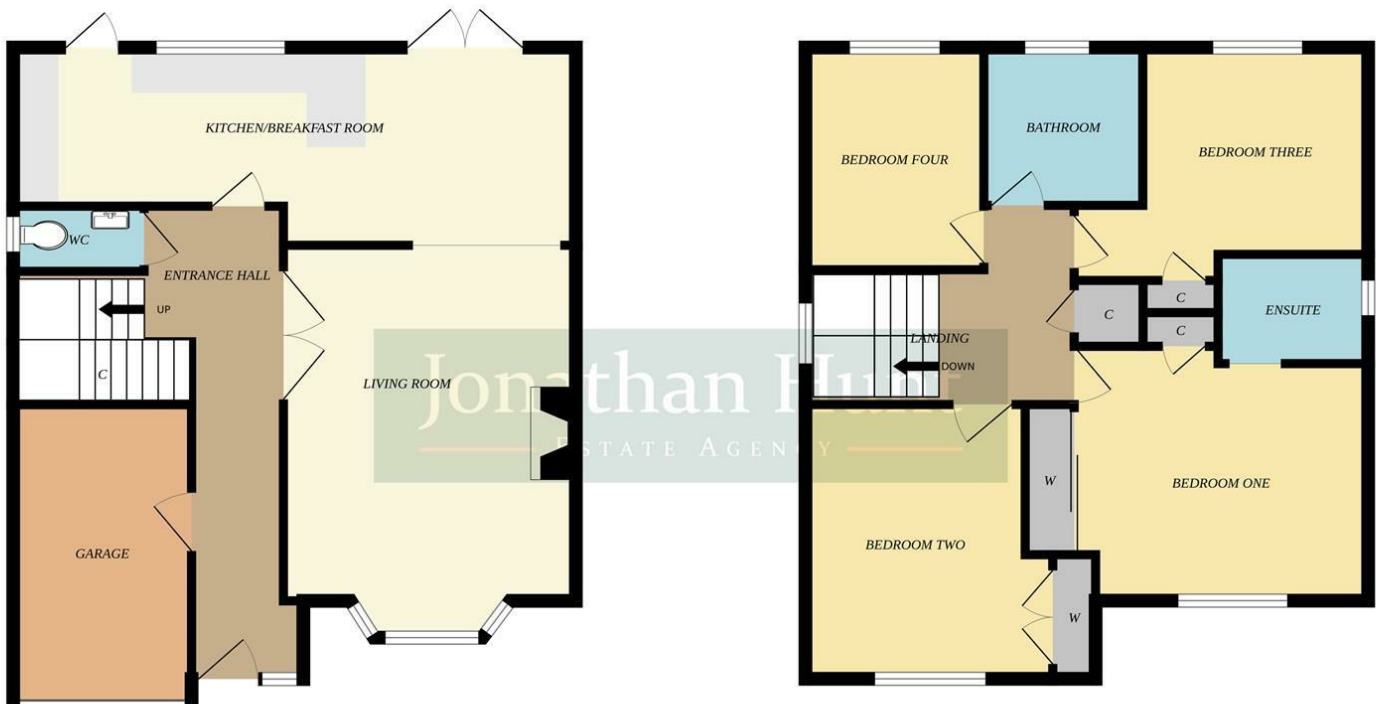


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

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

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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