

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**34 Mount Pleasant, Hertford Heath, SG13 7QU**

**£849,950**

VILLAGE GREEN LOCATION.....Occupying a prime position in this prestigious village, this beautifully presented and extended 4 bedroom Victorian detached family home. The property offers generously proportioned rooms and arranged over three levels. On the ground floor, there is a spacious entry hallway leading to a study, 27' through lounge and L-shape kitchen/dining room with beautiful bi-fold doors to the rear garden. On the first floor, there are three double bedrooms, one of which has its own en-suite and family bathroom. On the second floor, there is a further double bedroom with its own en-suite shower room. Externally, there is off street parking and to the rear, the landscaped rear garden provides seclusion and a studio/office.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 34 Mount Pleasant, Hertford Heath, SG13 7QU

## ENTRANCE HALLWAY



## KITCHEN/DINING ROOM 22'11" x 18'8" (I shaped (6.99 x 5.7 I shaped))



## DINING



## STUDY 10'1" x 6'3" (3.09 x 1.93)

## LIVING ROOM 27'0" x 11'5" (8.23 x 3.5)



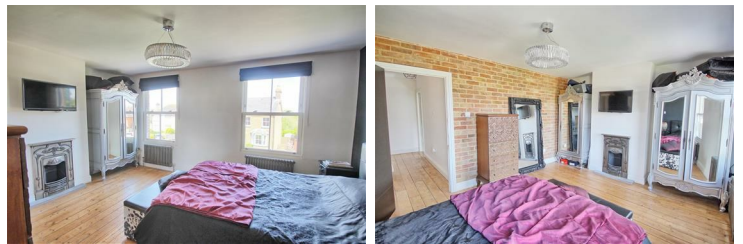
## FIRST FLOOR



## FEATURE FIREPLACE



## BEDROOM 15'8" x 11'11" (4.80 x 3.64)



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**BEDROOM 12'6" x 9'4" (3.83 x 2.85)**



**BEDROOM 16'4" x 9'1" max (5 x 2.77 max)**



**BEDROOM 18'11" x 6'10" (5.77 x 2.09)**



**ENSUITE**



**BATHROOM**



**REAR GARDEN**



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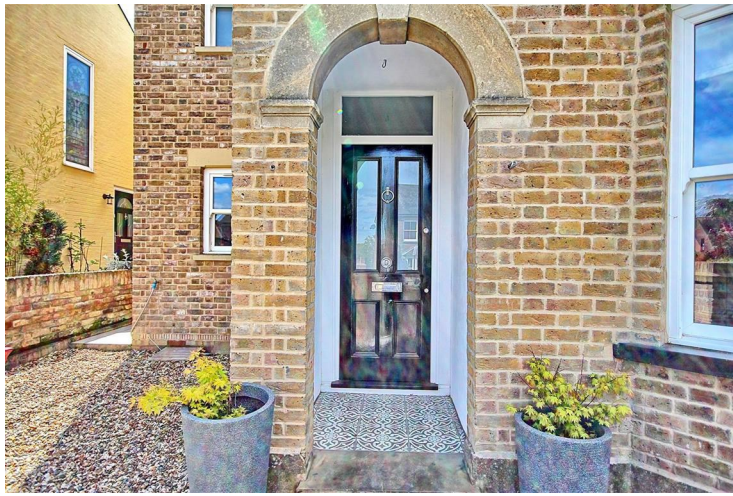
## EXTERIOR



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## FRONT



## COUNCIL TAX BAND - E



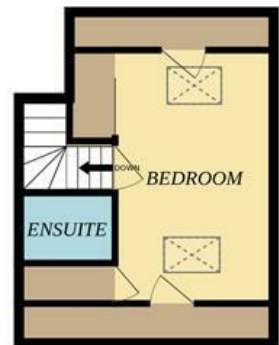
GROUND FLOOR



1ST FLOOR



2ND 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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