

# 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



**351 Stanstead Road, Hoddesdon, EN11 0QW**

**£1,150,000**

**DIVE IN!!** - JONATHAN HUNT are pleased to offer this exceptional FIVE BEDROOM DETACHED family home offering a modern and spacious living accommodation with wonderful mature gardens and SWIMMING POOL. The exterior offers a fantastic all year round entertaining space with outdoor Kitchen and Dining facilities backing on to the river Lea. **MUST BE SEEN.**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 351 Stanstead Road, Hoddesdon, EN11 0QW

## ENTRANCE HALLWAY



## KITCHEN 20'4" x 19'0" max (6.2 x 5.80 max)



## SHOWER ROOM



## CONSERVATORY 26'2" x 16'6" max (8 x 5.04 max)



## LIVING ROOM 22'4" x 12'0" (6.83 x 3.67)



## FIRST FLOOR



## DINING ROOM 12'0" x 17'6" (3.68 x 5.34)



## BEDROOM ONE 13'1" x 10'2" (4 x 3.12)



**351 Stanstead Road, Hoddesdon, EN11 0QW**

**ENSUITE**



**BEDROOM THREE 15'1" x 9'10" (4.6 x 3)**



**BEDROOM TWO 12'0" x 11'5" (3.67 x 3.50)**



**BEDROOM FOUR 12'1" x 11'9" (3.70 x 3.6)**



**BALCONY**



**BEDROOM FIVE 9'1" x 9'0" (2.78 x 2.75)**

**FAMILY BATHROOM**



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**EXTERIOR**



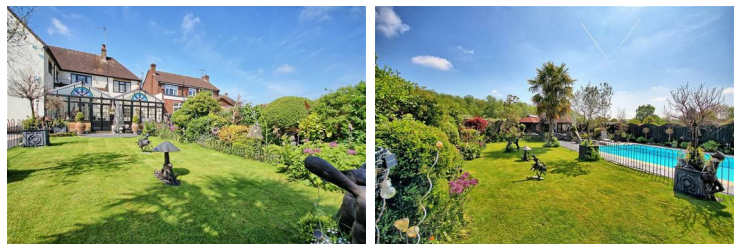
**SUMMER HOUSE**



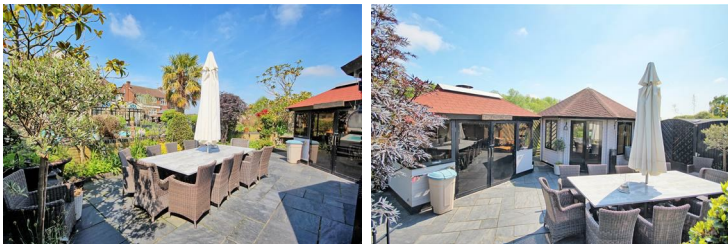
**SWIMMING POOL**



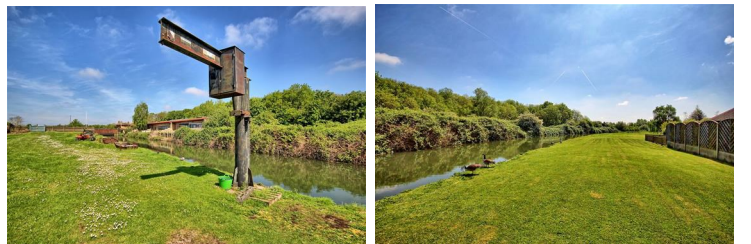
**GARDENS**



**TERRACE**



**RIVERSIDE**



**OUTDOOR KITCHEN**



**DRIVEWAY AND GARAGE**



**COUNCIL TAX BAND - G**

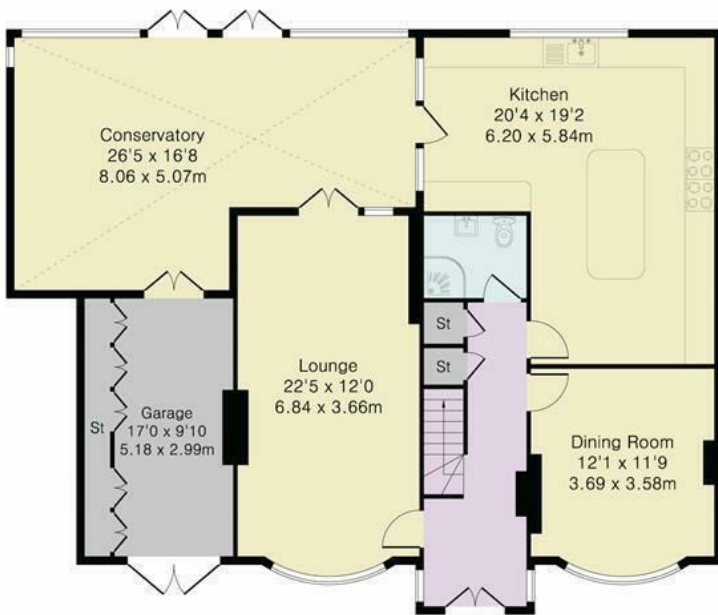
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

Approximate Gross Internal Area 2474 sq ft – 230 sq m  
Ground Floor Area 1532 sq ft – 142 sq m  
First Floor Area 942 sq ft – 88 sq m



Ground Floor



First Floor