

# Jonathan Hunt

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## 6 Whitehall Cottages, Hunsdon, SG12 8QB

**£495,000**

JONATHAN HUNT are pleased to offer this great opportunity to create a fabulous home featuring impressive gardens measuring approximately 150ft. The property features two reception rooms, three double bedrooms and potential to extend STPP. The property is offered chain free.



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## ENTRANCE HALL

LIVING ROOM 13'4" x 10'9" (4.07 x 3.30)



## SHOWER ROOM



DINING ROOM 10'11" x 10'9" (3.34 x 3.30)



## FIRST FLOOR

BEDROOM ONE 13'4" x 10'10" (4.07 x 3.32)



KITCHEN 9'5" x 5'0" (2.88 x 1.53)



BEDROOM TWO 10'9" x 10'10" (3.30 x 3.31)



## SECOND FLOOR



# 6 Whitehall Cottages, Hunsdon, SG12 8QB

## BEDROOM THREE 11'7" x 10'9" (3.54 x 3.30)



## GARDENS



## EXTERIOR



## FRONT



## REAR GARDEN



## COUNCIL TAX BAND - D



Energy Efficiency Rating	
	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>Current</b>	<b>77</b>
<b>35</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>Current</b>	<b>77</b>
<b>38</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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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