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ESTATE AGENCY

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26 Cambridge Road, Thundridge, SG12 0SU

Guide Price £800,000

STUNNING SUMMER SUNSETS ACROSS THE RIB VALLEY - If its quality of life you are after, this beautifully extended and presented Victorian semi detached home offers generous accommodation in a very special location overlooking the picturesque Rib Valley, with delightful nearby walks across Hanbury Manor Golf Course . The house has undergone significant improvements over recent years to include a fabulous extended Kitchen/Dining room, with Spacious Hall, Utility and Shower Room, Sitting Room. Basement, Study/Snug, Dining Room. 3 Bedrooms to the first floor with a family bathroom. Externally there is a recently built detached garage with a sun terrace and enclosed gardens. Thundridge is a small village just 1 mile north of Ware and offers a popular primary school whilst being just a short drive to Ware Station serving London Liverpool Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

26 Cambridge Road, Thundridge, SG12 0SU

ENTRANCE PORCH

LIVING ROOM 14'3" x 13'6" (4.36 x 4.14)

INNER HALLWAY

DINING ROOM 12'11" x 12'9" (3.96 x 3.90)

KITCHEN/BREAKFAST ROOM 24'11" x 11'5" max (7.60 x 3.48 max)

STUDY 11'9" x 7'10" (3.60 x 2.39)

SHOWER ROOM

UTILITY ROOM

BASEMENT/BEDROOM FOUR

FIRST FLOOR

BEDROOM ONE 14'4" x 13'8" (4.39 x 4.19)

BEDROOM TWO 12'7" x 11'1" (3.86 x 3.40)

BEDROOM THREE 11'10" x 7'10" (3.63 x 2.39)

BATHROOM

EXTERIOR

INNER COURTYARD

GARDENS

DETACHED GARAGE AND DRIVEWAY 16'0" x 9'7" (4.88 x 2.94)

COUNCIL TAX BAND - E



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			
		63	79
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		72	79
England & Wales		EU Directive 2002/91/EC	

BASEMENT

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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