

# Jonathan Hunt

ESTATE AGENCY

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**9 Widford Road, Hunsdon, Hertfordshire, SG12 8NN**

**£700,000**

JONATHAN HUNT are pleased to offer this UNIQUE THREE BEDROOM DETACHED BUNGALOW located within this popular village offering attractive westerly views to the rear over adjoining countryside and still within comfortable walking distance of both a local doctors Surgery and Post Office.

The property offers well presented accommodation which comprises reception hall, Living/dining room, Kitchen with utility room, three bedrooms, en suite shower room and family bathroom. The gardens are of a generous size and enjoy an attractive frontage with parking for a number of cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 9 Widford Road, Hunsdon, Hertfordshire, SG12 8NN

## ENTRANCE HALL



## CONSERVATORY



## LIVING ROOM 19'6 x 16 (5.94m x 4.88m)



## KITCHEN 11'7 x 10 (3.53m x 3.05m)



## LIVING ROOM/DINING ROOM



## UTILITY ROOM

## BEDROOM ONE 11'8 x 11'1 (3.56m x 3.38m)





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**ENSUITE**



**GARDENS**



**EXTERIOR**

**VIEWS**



**BEDROOM TWO 16 x 10 (4.88m x 3.05m)**



**FRONT**



**BEDROOM THREE 9'1 x 6'10 (2.77m x 2.08m)**

**BATHROOM**



**PARKING**



**REAR GARDEN**

**COUNCIL TAX  
BAND F**

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	68
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(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	
Current	71
England & Wales	
EU Directive 2002/91/EC	



# GROUND 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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