

Jonathan Hunt

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1 Hempstalls Close, Hunsdon, SG12 8PH

£745,000

JONATHAN HUNT are pleased to offer this truly immaculate FOUR BEDROOM DETACHED FAMILY HOME located within the popular village of Hunsdon. The property is positioned within a small cul de sac and features TWO RECEPTION ROOMS, Utility and Cloakroom, wonderfully kept gardens, GARAGE AND DRIVEWAY

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



FIRST FLOOR



DINING ROOM 12'10" x 8'11" (3.92 x 2.74)



BEDROOM ONE 13'1" x 9'10" (4 x 3)



LIVING ROOM 16'7" x 11'8" (5.07 x 3.56)



ENSUITE



KITCHEN 15'4" x 10'0" (4.68 x 3.07)



CLOAKROOM

UTILITY ROOM

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BEDROOM TWO 9'10" x 9'0" (3.02 x 2.76)



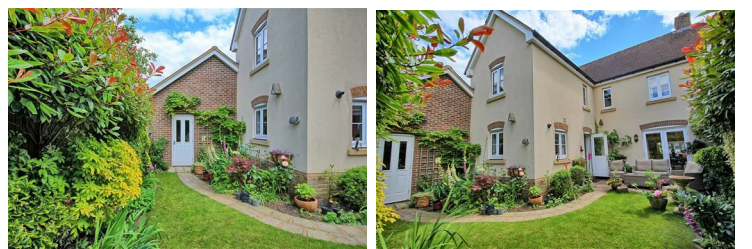
BATHROOM



BEDROOM THREE 10'0" x 8'6" (3.07 x 2.61)



EXTERIOR



GARDENS



BEDROOM FOUR 6'10" x 6'2" excl wards (2.10 x 1.90 excl wards)



GARAGE AND DRIVEWAY



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FRONT GARDENS



COUNCIL TAX BAND - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		78	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		79	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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