

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



13 Yearling Close, Great Amwell, Herts, SG12 9XP

£900,000

JONATHAN HUNT are pleased to offer this beautifully presented FIVE BEDROOM DETACHED HOME located in the sought after area of Great Amwell. The property offers a superb Kitchen / breakfast room, open plan living space, downstairs w/c, four double bedrooms and three bathrooms. Outside, the property offers a good sized SOUTH FACING garden and driveway with off-street parking. Viewing is highly recommended. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



SITTING AREA



FABULOUS KITCHEN 23'9" x 16'0" (7.24 x 4.88)



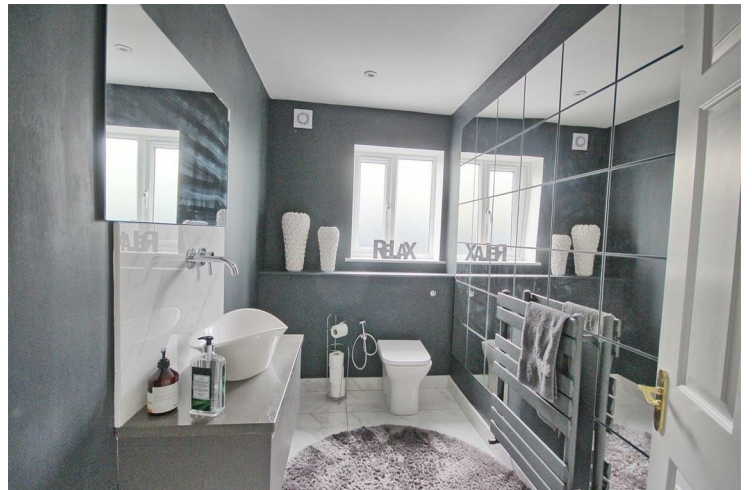
CONSERVATORY 14'5" x 11'9" (4.41 x 3.60)



LIVING AREA 35'9" x 21'5" (10.92 x 6.55)



W.C



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FIRST FLOOR



BEDROOM TWO 13'1" x 12'5" (4.01 x 3.81)



BEDROOM ONE 15'11" x 15'11" (4.87 x 4.87)



ENSUITE

BEDROOM THREE 11'3" x 10'5" (3.45 x 3.20)



ENSUITE



BEDROOM FOUR 11'3" x 10'5" (3.45 x 3.20)



BEDROOM FIVE 10'9" x 6'5" (3.30 x 1.98)

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BATHROOM



GARDEN



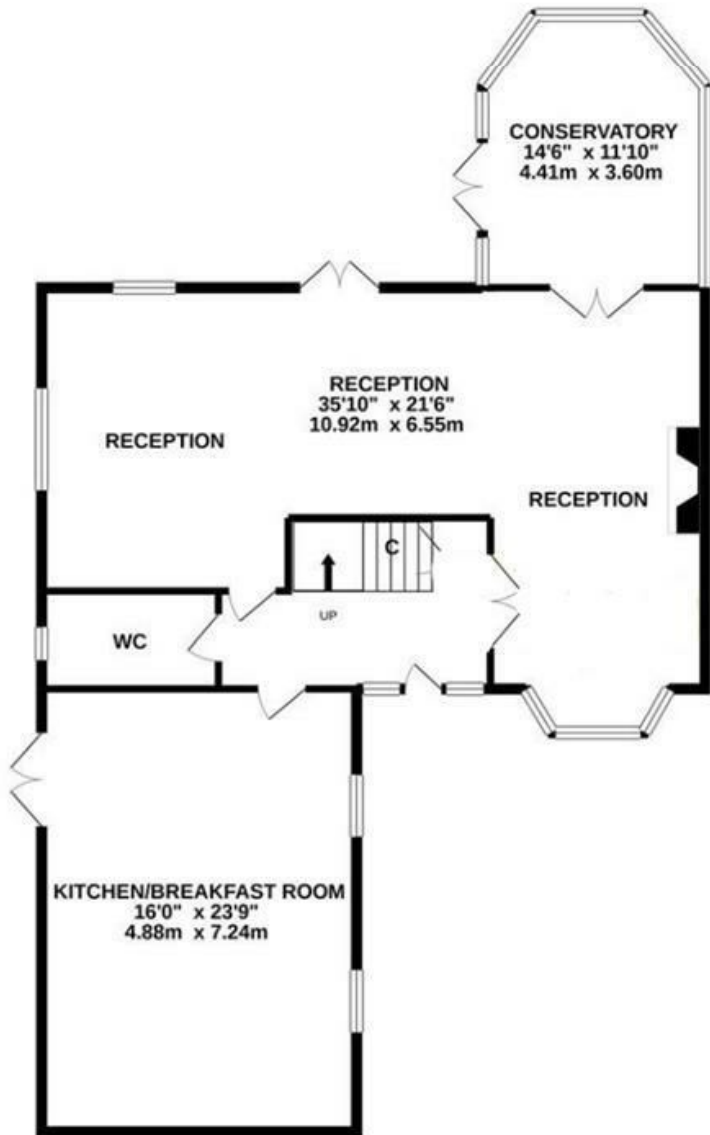
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		75	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	65		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

EXTERIOR

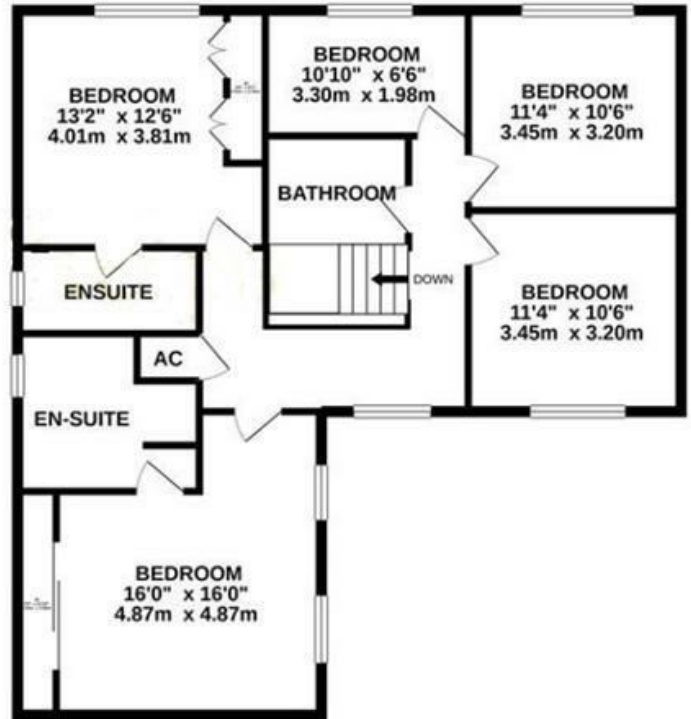


COUNCIL TAX BAND G

GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

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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