

# Jonathan Hunt

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**Elm View South End, Much Hadham, Hertfordshire, SG10 6EP**

**Offers In Excess Of £1,175,000**

JONATHAN HUNT are pleased to offer this beautifully presented four bedroom detached family home. The property has been completely renovated and reconfigured to an exceptional standard by the current owners creating a modern and practical home, The accommodation briefly comprises entrance hall, generous size living room with bi-folding doors leading in to the rear garden. Open plan Kitchen/Dining room also benefitting from bi-fold doors to the garden, separate utility room, downstairs shower room and a good size fourth bedroom. The master bedroom offers a luxury fitted shower room and a 34ft balcony offering views of the rear garden. Bedroom two and three are a good size and a luxury four piece bathroom suite is also located on this floor. The rear garden is approximately 135ft in length and is well-stocked. The front of the property has a large driveway, detached double garage and a side gate to the rear. South End is a peaceful and secluded location and an internal viewing is highly recommended to appreciate this fabulous home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# Elm View South End, Much Hadham, Hertfordshire, SG10 6EP

**ENTRANCE HALL 13'2" x 22'6" max (4.03 x 6.87 max)**



**UTILITY ROOM**



**LIVING ROOM 23'8" x 16'7" (7.23 x 5.06)**



**HOME OFFICE 8'5" x 9'1" (2.57 x 2.78)**



**KITCHEN/DINING ROOM 20'4" x 18'5" (6.20 x 5.63)**



**DOWNSTAIRS SHOWER ROOM**



**BEDROOM FOUR 11'4" x 12'6" (3.46 x 3.82)**



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## FIRST FLOOR



**LANDING 8'11" x 13'5" (2.74 x 4.10)**



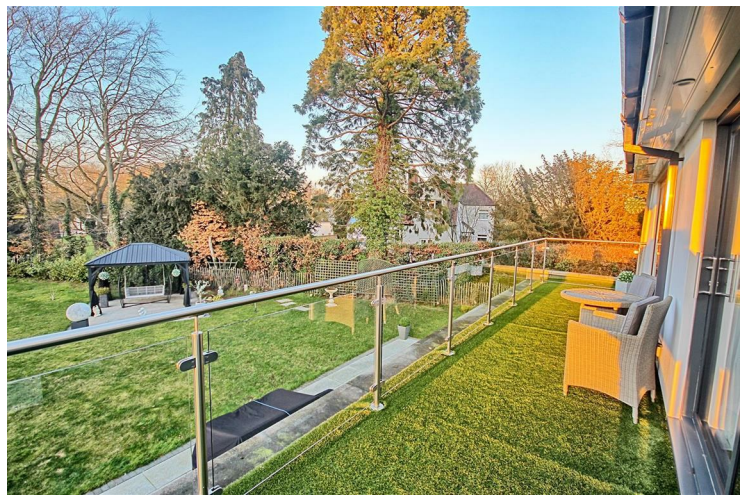
**MASTER BEDROOM 12'2" x 19'7" (3.72 x 5.97)**



## ENSUITE



**BALCONY VIEWS 6'0" x 34'2" (1.84 x 10.42)**



**BEDROOM TWO 13'1" x 16'9" (4.0 x 5.11 )**





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**BALCONY 6'0" x 34'2" (1.84 x 10.42)**



**GENEROUS SIZE PLOT - APPROX. 135 FT IN LENGTH**



**EXTERIOR PATIO**



**BEDROOM THREE 14'2" x 13'2" (4.34 x 4.02)**



**DETACHED DOUBLE GARAGE 20'0" x 20'0" (6.10 x 6.10 )**



**FAMILY BATHROOM**





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## FRONT



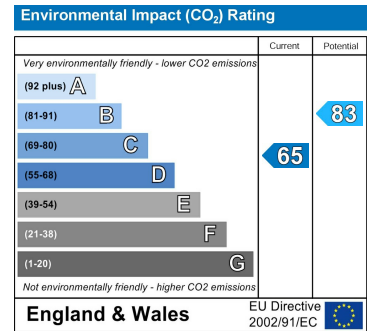
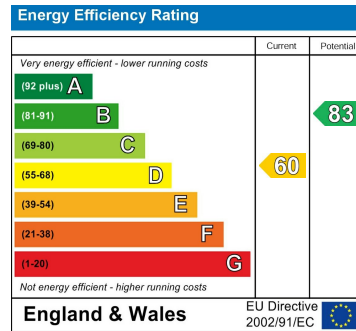
from North London. You are close to the A10 and A1M linking the south and north. You are within easy reach of multiple train stations which can take you directly to either London Kings Cross or London Liverpool Street. Stansted Airport is just 12 miles away.

## COUNCIL TAX

Council Tax Band - F



## DRIVEWAY FOR SEVERAL CARS

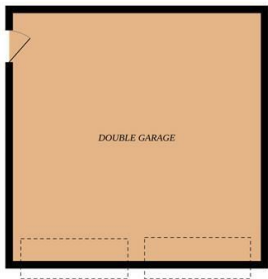


## LOCATION



Much Hadham is a village and civil parish in the district of East Hertfordshire. You are surrounded by beautiful countryside, village and country walks, but perfectly close to towns, amenities and transport links. Within the village you have a primary school and nursery, playground and sports pavilion. The village is situated midway between the towns of Ware and Bishop Stortford, just over 7 miles from Hertford and 25 miles

OUTBUILDING  
400 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR  
1347 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2673 sq.ft. (248.4 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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