

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



9 Arthur Martin-Leake Way, High Cross, SG11 1BQ

£700,000

PERFECT FOR GROWING FAMILIES! A 5 BEDROOM 2017 BUILT DETACHED HOME WITH DRIVE & GARAGE.... This 5 bedroom detached family house has undergone a loft conversion and provides ideal accommodation for families with teenagers or young adults providing 5 spacious bedrooms, 2 en-suites, and family bathroom to the first floor. To the ground floor is an entrance hall, spacious kitchen/dining room with bay window to front, separate utility room, living room, study, and a downstairs cloakroom. Externally the house benefits from a west facing rear garden laid to lawn with a driveway and a garage. High Cross is a very popular village just 2 miles north of Ware with its rail link into London Liverpool Street. The village provides a shop, bakery and a primary school, whilst there are beautiful countryside walks around the Rib Valley into nearby Wadesmill. There also 2 parks on the development.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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Entrance Hall



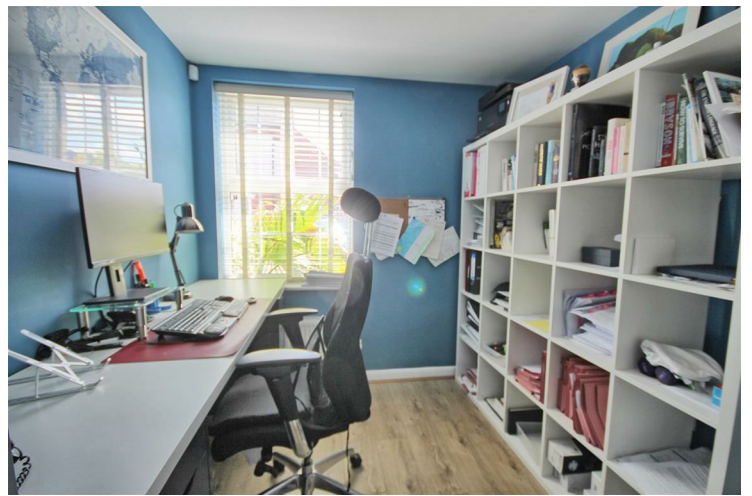
Utility room



Living Room 17'8" x 13'1" (5.41 x 4.01)



Study 9'3" x 7'8" (2.84m x 2.36m)



Kitchen/Dining Room 21'10" x 13'10" (6.68m x 4.24m)



Bedroom 2 13'10" x 7'6" (4.22m x 2.31m)



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En-Suite



Bedroom 1 18'8" x 11'9" (5.69m x 3.58m)



Bedroom 3 10'11" x 7'6" (3.33m x 2.30m)



Ensuite



Bedroom 4 9'3" x 14'0" (2.82m x 4.27m)



Storage 13'1" x 7'6" (3.99m x 2.31m)

Rear Garden



Garage 8'11" x 17'1" (2.72m x 5.21m)

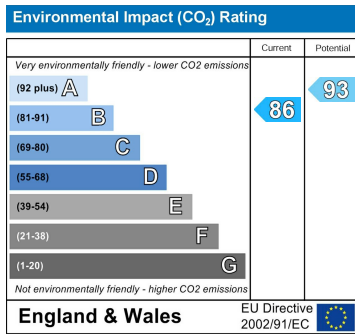
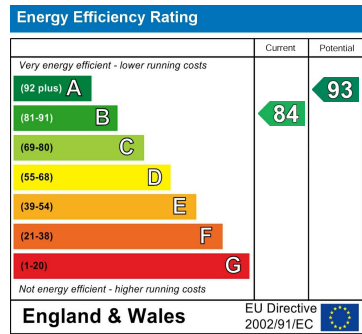
Garage + Driveway



Bedroom 5 10ft 11 x 10ft 8 (3.05mft 3.35m x 3.05mft 2.44m)

COUNCIL TAX BAND F

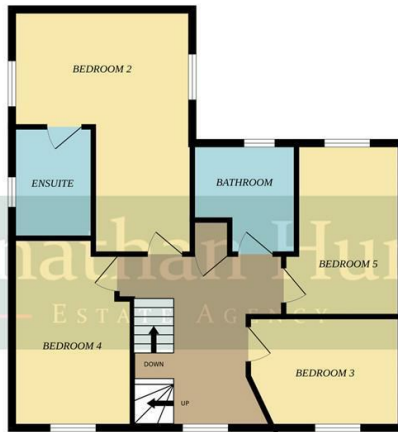
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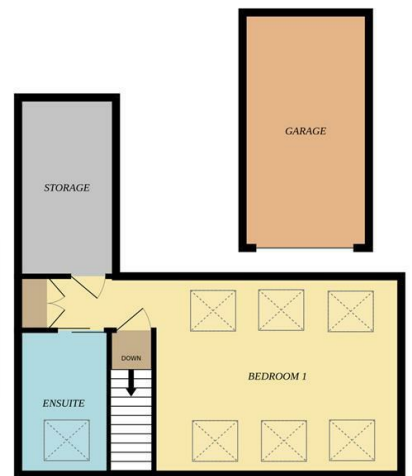
GROUND FLOOR



1ST FLOOR



2ND 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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