

Jonathan Hunt

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34 Roydon Road, Stanstead Abbots, SG12 8HA

£400,000

JONATHAN HUNT are pleased to offer this attractive two bedroom Victorian home located in the popular village of Stanstead Abbots. The property offers much character and features a wonderful rear garden and DETACHED GARAGE. Viewing recommended - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LOUNGE 12'0" x 11'7" (3.66 x 3.53)



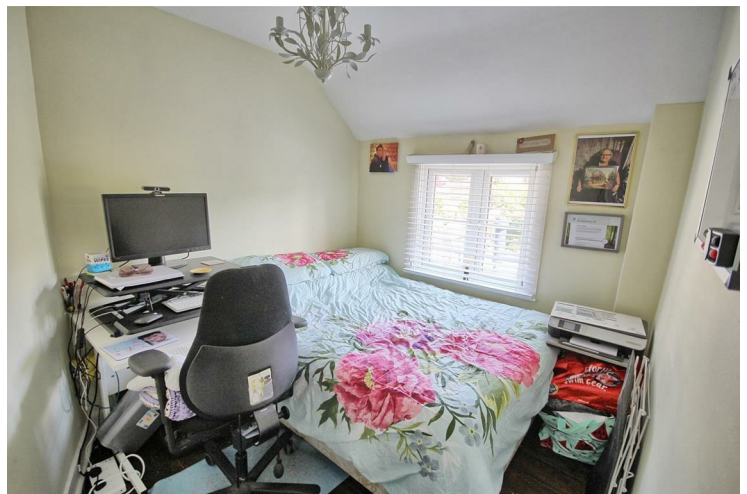
BEDROOM ONE 10'3" x 8'10" (3.12 x 2.69)



DINING ROOM 12'2" x 8'10" (3.71 x 2.7)



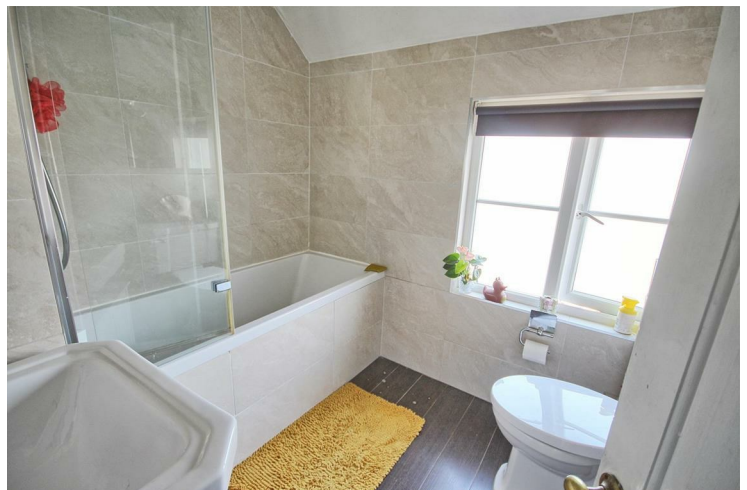
BEDROOM TWO 8'6" x 7'11" (2.59 x 2.41)



KITCHEN 15'7" x 7'7" (4.76 x 2.32)



BATHROOM



FIRST FLOOR LANDING

34 Roydon Road, Stanstead Abbots, SG12 8HA

EXTERIOR



REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DETACHED GARAGE 15'1" x 12'9" (4.61 x 3.91)



COUNCIL TAX BAND D

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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