

# Jonathan Hunt

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**34 Roydon Road, Stanstead Abbots, SG12 8HA**

**£389,995**

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

# 34 Roydon Road, Stanstead Abbots, SG12 8HA

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



**BATHROOM**



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



**EXTERIOR**



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



**REAR GARDEN**



## FIRST FLOOR LANDING

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

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

# 34 Roydon Road, Stanstead Abbots, SG12 8HA

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



COUNCIL TAX BAND D



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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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