

# Jonathan Hunt

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**3 Little Brook Road, Roydon, CM19 5LR**

**£799,950**

1ST TIME TO THE MARKET.....FOR THIS ENVIABLY POSITIONED 4 BEDROOM DETACHED HOUSE WITH 3 SEPARATE RECEPTION ROOMS & DOUBLE GARAGE.....Built in 1997 by Cala Homes and offering a lovely west facing open view to the front, this 4 bedroom detached house is offered in excellent condition with en-suite to master bedroom, 3 further spacious bedrooms, family bathroom, entrance hall, downstairs cloakroom, living room with bay window to front aspect, dining room with patio doors to rear garden, kitchen/breakfast room, sitting room/snug and a separate utility room. The house also provides double glazed windows throughout and gas central heating. Externally the property provides generous parking to the front for up to 4 vehicles with a landscaped front garden and a double garage. To the rear the current owners have created a beautiful planters garden, however this could easily be changed to a garden of lower maintenance if required.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 3 Little Brook Road, Roydon, CM19 5LR

## ENTRANCE HALLWAY



## KITCHEN



## CLOAKROOM

## LIVING ROOM



## GARDEN ROOM



## DINING ROOM



## UTILITY ROOM



## FIRST FLOOR



# 3 Little Brook Road, Roydon, CM19 5LR

## BEDROOM ONE



## BEDROOM THREE



## ENSUITE



## BEDROOM FOUR



## BEDROOM TWO



## BATHROOM





# 3 Little Brook Road, Roydon, CM19 5LR

## EXTERIOR



## DOUBLE GARAGE



## REAR GARDEN



## COUNCIL TAX BAND - G



## FRONT GARDEN



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



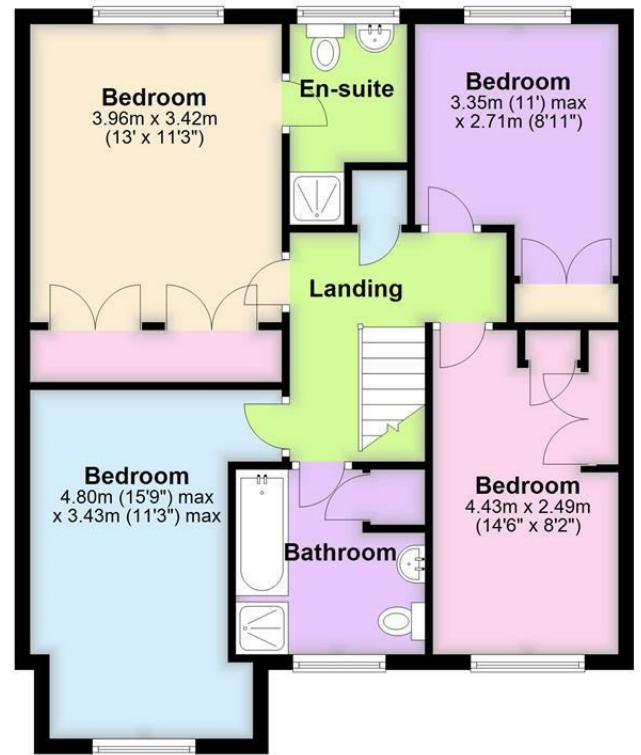
### Ground Floor

Approx. 92.9 sq. metres (1000.1 sq. feet)



### First Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 162.1 sq. metres (1745.2 sq. feet)