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9 Paget Cottages Munden Road, Dane End, SG12 0NL

£415,000

1ST TIME TO THE MARKET.....LOVELY OPEN VIEWS OVER FARMLAND FOR THIS 3 BEDROOM SEMI WITH LARGE GARAGE & LOTS OF POTENTIAL!.....This 3 bedroom semi detached house has delightful gardens to front and rear and provides 3 bedrooms to the first floor with a bathroom. and to the ground floor has a living room and a kitchen.

Externally the house benefits from a lovely lawned garden to the front set up on a grassy bank with unobstructed views over farmland, to the rear is another large garden with vehicular access and driveway to a larger than average GARAGE with power. The house requires modernisation and the opportunity to create your ideal home. CHAIN FREE!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING ROOM



BEDROOM TWO



BEDROOM THREE



KITCHEN



BATHROOM



INNER HALL

CLOAKROOM

FIRST FLOOR

BEDROOM ONE



REAR GARDEN

EXTERIOR

FRONT GARDEN

GARAGE AND DRIVEWAY

COUNCIL TAX BAND - D

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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 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		

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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