

# Jonathan Hunt

ESTATE AGENCY

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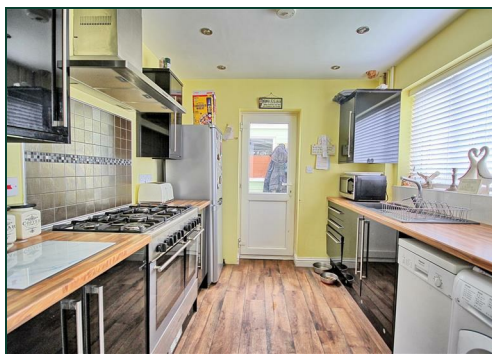
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**4 Vicarage Close, Standon, SG11 1QP**

**£550,000**

JONATHAN HUNT are pleased to offer this TWO DOUBLE BEDROOM bungalow located within this sought after village position. The property enjoys south facing gardens with a garage and driveway. Plans have been approved to extend the property to create your dream bungalow. Please call to arrange a viewing.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 4 Vicarage Close, Standon, SG11 1QP

## ENTRANCE HALLWAY

## KITCHEN 9'4" x 8'7" (2.86 x 2.62)



## BEDROOM ONE 13'10" x 11'4" (4.22 x 3.47)



## LIVING ROOM 15'8" x 14'11" (4.78 x 4.55)



## BEDROOM TWO 11'3" x 9'4" (3.43 x 2.87)



## CONSERVATORY 16'6" x 7'3" (5.04 x 2.21)



## BATHROOM



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## 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		65	
(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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## FRONT ASPECT



## COUNCIL TAX BAND D

# GROUND 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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