

Jonathan Hunt

ESTATE AGENCY

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Thatched Cottage Munden Road, Dane End, Hertfordshire, SG12 0LH

Offers In Excess Of £650,000

CHOCOLATE BOX COTTAGE IN THE CENTRE OF THE VILLAGE - This charming 3 bedroom detached Grade 2 listed cottage has been lovingly cared for by the present owners and provides a unique living experience steeped in history. The property is overflowing with character to include an exposed brick fireplace to the living areas and exposed timbers, and nooks and crannies throughout. The accommodation includes 3 bedrooms to the first floor, 2 spacious reception rooms to the ground floor, and a kitchen and a bathroom. Externally the house benefits from generous gardens which face south and west, a long driveway for 3 vehicles and a double garage. Dane End is a popular village surrounded by beautiful Hertfordshire Countryside and just a 10/15 minute drive to Ware and Hertford with their respective rail stations to London Liverpool St/Moorgate. The village provides a pub and a primary school.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



DINING ROOM 16'4" x 14'9" (5.0 x 4.5)



KITCHEN 10'2" x 9'10" (3.1m x 3)



PLAY ROOM/3RD RECEPTION 9'10" x 6'6" (3.0 x 2.0)



UPGRADED BATHROOM



LOUNGE 16'4" x 16'4" (5.0 x 5.0)



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FEATURE FIREPLACE



BEDROOM 3 12'5" x 9'6" (3.8 x 2.9)



BEDROOM 1 17'4" x 15'8" (5.3 x 4.8)



EXTERIOR



BEDROOM 2 15'8" x 8'10" (4.8 x 2.7)



SIDE GARDENS



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REAR GARDENS



DOUBLE GARAGE & DRIVEWAY



Energy Efficiency Rating

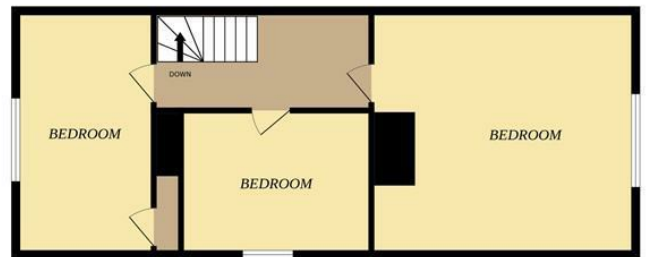
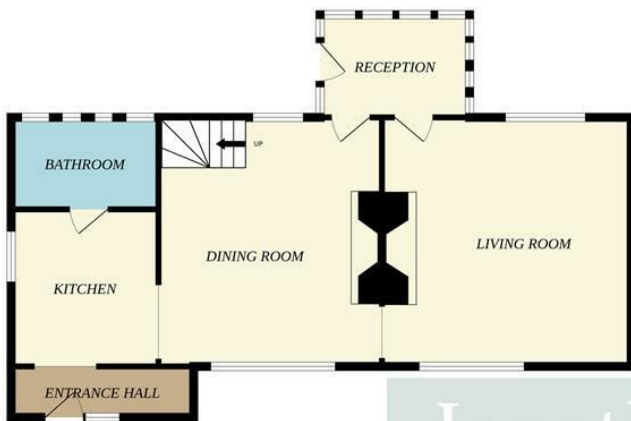
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

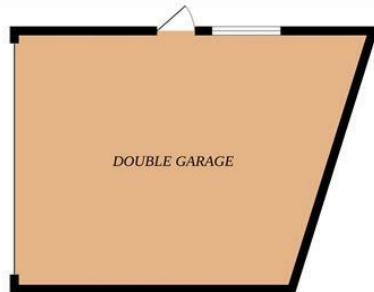
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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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