

# Jonathan Hunt

ESTATE AGENCY

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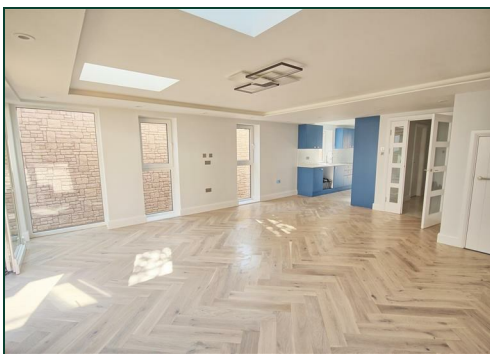
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**4 Bonner Close, Stansted Road, Bishop's Stortford, CM23 2AR**

**£675,000**

CHOICE OF 2 ECO-FRIENDLY, HIGH SPECIFICATION, BRAND NEW SEMI'S - Located on the Stansted Road these 2 brand new properties are placed at the rear of the development and each provide accommodation arranged over 3 levels to include 3 BEDROOMS, 2 WITH EN-SUITE + A FAMILY BATHROOM, OPEN PLAN KITCHEN/LIVING ROOM to the ground floor and a downstairs cloakroom. They also both enjoy enclosed rear gardens and 2 allocated parking spaces each. The technical specification includes air source heat pumps, triple glazing and underfloor heating throughout. Each property comes with a Buildzone 10 Year Warranty.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 4 Bonner Close, Stansted Road, Bishop's Stortford, CM23 2AR

**ENTRANCE HALLWAY**

**CLOAKROOM**

**KITCHEN**



**ENSUITE**



**BEDROOM**

**SHOWER ROOM**



**LIVING ROOM**



**FIRST FLOOR**

**BEDROOM**



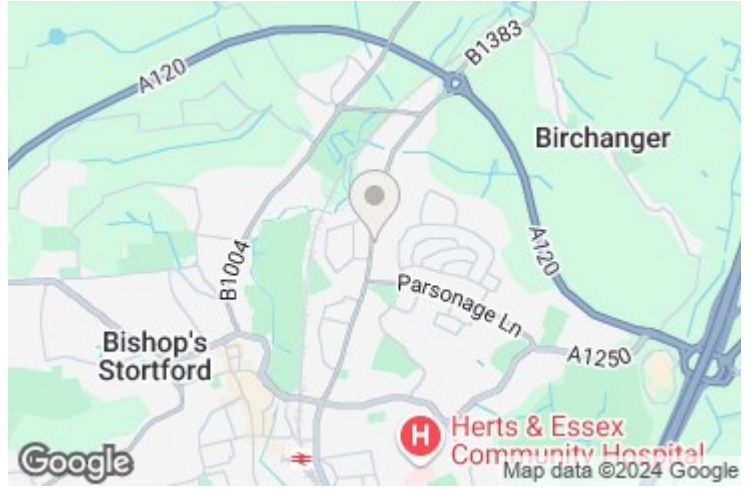
**SECOND FLOOR**

**BEDROOM**

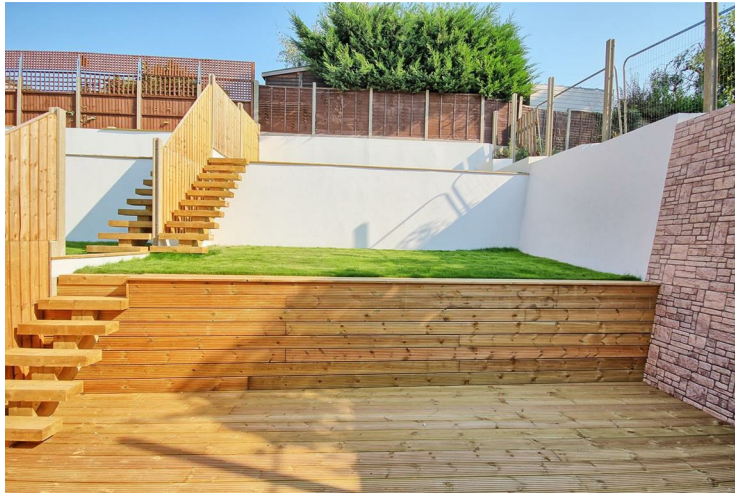


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## ENSUITE



## GARDENS



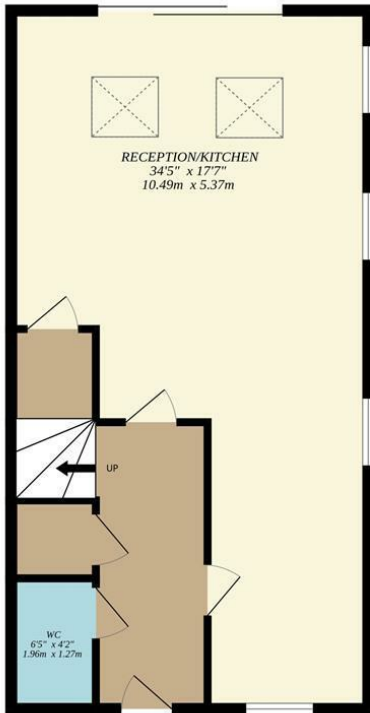
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

## EXTERIOR



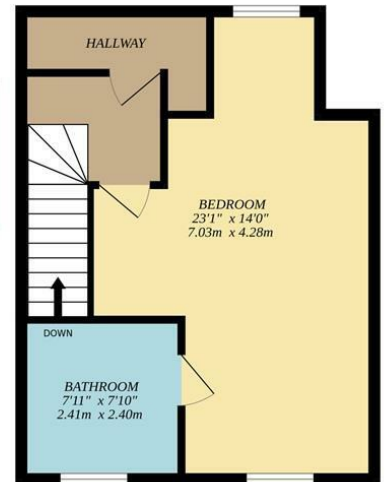
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.1 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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