

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



## East Lodge Hunsdonbury, Hunsdon, SG12 8PW

**£900,000**

BEAUTIFUL 'GRADE 2 LISTED' PERIOD LODGE CONVERSION TO HUNSDONBURY:- This period, detached, single storey conversion is set in delightful private gardens in excess of 1/3 of an acre and offered in immaculate condition providing spacious and well proportioned accommodation to include 3 double bedrooms with an outstanding recently installed en-suite to the master bedroom, delightful open plan kitchen/dining room with island and separate utility room, sitting room/snug with fireplace, full length living room with fireplace, charm and character throughout. Double garage. Hunsdonbury is a hamlet to the south of Hunsdon and consists of a small collection of large individual homes many of which are period properties amongst established mature trees and prime countryside. No onward chain/Quick move available. The town of Harlow is just a 10 minute drive for fast and frequent rail access to London Liverpool Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# East Lodge Hunsdonbury, Hunsdon, SG12 8PW

**LIVING ROOM 23'3" x 11'1" (7.1 x 3.4)**



**EN-SUITE BATH/SHOWER ROOM**



**SITTING ROOM 11'9" x 11'5" (3.6 x 3.5)**



**CONSERVATORY 12'9" x 11'1" (3.9 x 3.4)**



**KITCHEN 15'5" x 11'1" (4.7 x 3.4)**



**BEDROOM 2 13'1" x 11'5" (4 x 3.5)**



**DINING ROOM 11'5" x 10'9" (3.5 x 3.3)**



**BEDROOM 3 11'5" x 10'9" (3.5 x 3.3)**



**MASTER BEDROOM 13'5" x 11'5" (4.1 x 3.5)**



# East Lodge Hunsdonbury, Hunsdon, SG12 8PW

## BATHROOM



## 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	

## DOUBLE GARAGE 17'0" x 16'8" (5.2 x 5.1)



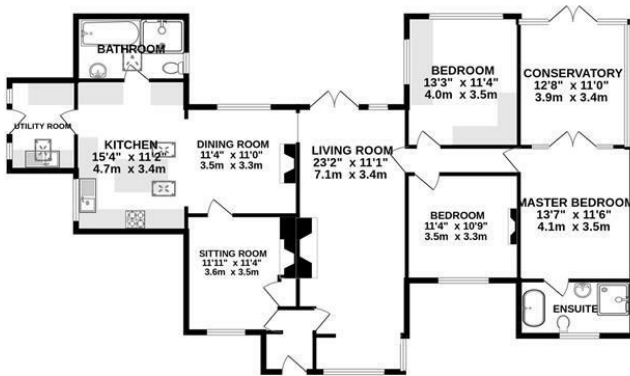
## COUNCIL TAX BAND - F

# EAST LODGE

GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.

GARAGE  
287 sq.ft. (26.6 sq.m.) approx.

GARDEN OFFICE  
120 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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.

Property marketing by pixel.co