

Jonathan Hunt

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45 Saffron Meadow, Standon, SG11 1RE

£699,000

JONATHAN HUNT are pleased to offer this truly immaculate FOUR BEDROOM DETACHED FAMILY HOME. The property features THREE RECEPTION ROOMS, refitted Kitchen/breakfast room, ground floor cloakroom and En-suite to bedroom one. Externally the property enjoys a south facing garden with mature trees and shrubs, side access leading to a DETACHED DOUBLE GARAGE AND driveway for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



DINING ROOM 11'8" x 10'5" (3.58 x 3.2)



CLOAKROOM

HOME OFFICE 8'2" x 7'2" (2.5 x 2.2)



KITCHEN/BREAKFAST ROOM 18'0" x 10'5" (5.5 x 3.2)



LIVING ROOM 14'5" x 13'9" (4.4 x 4.2)



FIRST FLOOR



45 Saffron Meadow, Standon, SG11 1RE

BEDROOM ONE 11'3" x 10'11" excl wards (3.43 x 3.35 excl wards)



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



ENSUITE



BEDROOM FOUR 9'10" x 7'2" (3 x 2.2)

FAMILY BATHROOM



BEDROOM TWO 11'5" x 11'3" (3.5 x 3.43)



REAR GARDEN



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SUMMER HOUSE



EXTERIOR



FRONT

DOUBLE GARAGE 17'6" x 17'2" (5.34 x 5.25)

COUNCIL TAX BAND - G



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST 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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