

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



9 Goodey Meade, Benington, Hertfordshire, SG2 7BY

£395,000

JONATHAN HUNT are pleased to offer this light & spacious three bedroom terraced family home set at the end of a quiet leafy no-through road which backs onto neighbouring farmland. This property briefly comprises, entrance hall, good size living room, modern kitchen/dining room and a downstairs cloakroom. First floor comprises, three bedrooms and a family bathroom. Externally the mature gardens extend to approximately 100ft to include a useful garden room/home office. The property also benefits from a GARAGE AND PARKING.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

9 Goodey Meade, Benington, Hertfordshire, SG2 7BY

ENTRANCE HALLWAY

CLOAKROOM



BEDROOM ONE 12'0" x 9'3" plus large built-in wardrobes (3.68m x 2.84m plus large built-in wardrobes)



KITCHEN/DINING ROOM 12'11" x 9'1" (3.96m x 2.79m)



BEDROOM TWO 11'7" x 9'3" (3.55m x 2.84m)



LIVING ROOM 15'7" x 12'5" (4.75m x 3.81m)



BEDROOM THREE 8'3" x 6'11" (2.54m x 2.11m)



FIRST FLOOR

9 Goodey Meade, Benington, Hertfordshire, SG2 7BY

BATHROOM 5'11" x 8'3" (1.82m x 2.52m)



Garden Room 6'6" x 13'1" (2 x 4)



FRONT GARDEN



EXTERIOR



GARAGE AND PARKING



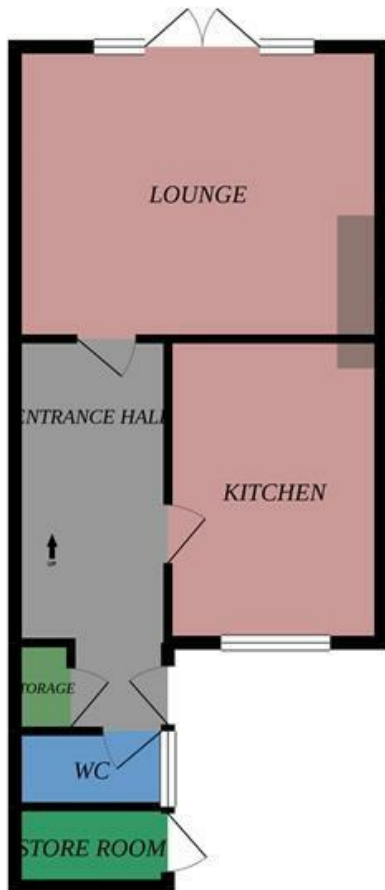
REAR GARDEN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



Jonathan Hunt
ESTATE AGENCY

TOTAL FLOOR AREA : 980 sq.ft. (91.1 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.

Made with Metropix ©2021