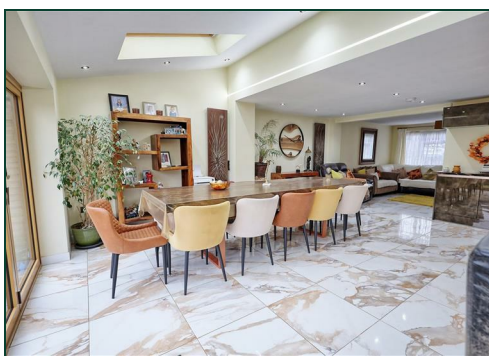
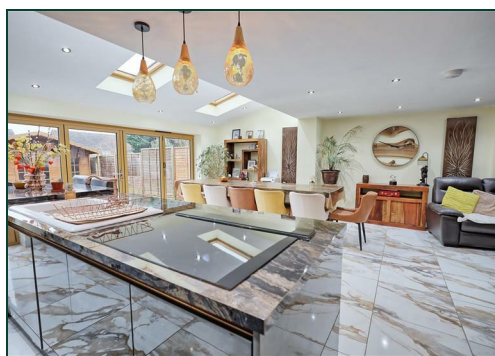


# Jonathan Hunt

ESTATE AGENCY

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**31 The Smithy, Little Hadham, SG11 2DA**

**£465,000**

SIMPLY STUNNING 3 BEDROOM SEMI WITH AMAZING KITCHEN.....A superbly presented and extended 3 bedroom semi-detached house with fantastic open plan living room with bi-fold doors leading to the rear garden, offered with no onward chain.

The accommodation comprises entrance hall, WC, living room, REFITTED OPEN-PLAN KITCHEN/DINER with bi-fold doors to rear garden, first floor landing, 3 bedrooms and a luxury bathroom.

The property is further complemented by a garden room which could have a variety of uses, a private rear garden, driveway parking and single garage.

Little Hadham is a small village with a Primary School, Public House and Village Hall and is only 2.5 miles from Tesco and 4 miles from the mainline station in Bishop's Stortford.



## 31 The Smithy, Little Hadham, SG11 2DA

### ENTRANCE PORCH

### LIVING ROOM 14'0" x 11'3" (4.27 x 3.44)



### BEDROOM 2 10'9" x 9'4" (3.3 x 2.85)



### KITCHEN/DINER 22'2" x 19'9" (6.77 x 6.02)



### BEDROOM 1 14'2" x 10'3" (4.32 x 3.14)



### BEDROOM 3 7'10" x 10'3" (2.41 x 3.13)



### BATHROOM 11'2" x 5'4" (3.41 x 1.63)





31 The Smithy, Little Hadham, SG11 2DA

BAR/GARDEN ROOM 13'8" x 10'8" (4.18 x 3.26)



COUNCIL TAX BAND - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 81.8 sq. metres (871.7 sq. feet)



### Second Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 141.8 sq. metres (1526.8 sq. feet)

**The Smithy**

