

Jonathan Hunt

ESTATE AGENCY

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7 Broken Green, Standon, SG11 1NQ

£499,995

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM semi detached home located over looking countryside. The property features good sized gardens to both the front and rear along with off street parking for FOUR CARS. Internally the property benefits from a large Living room, seperate Dining room, Kitchen and Utility room. Viewing recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 17'6" x 18'3" (5.35 x 5.57)



UTILITY ROOM 7'2" x 6'6" (2.2 x 2)



FIRST FLOOR

DINING ROOM 13'8" x 8'3" (4.19 x 2.53)



BEDROOM ONE 12'3" x 10'5" (3.74 x 3.18)

KITCHEN 8'0" x 7'2" (2.46 x 2.2)



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BEDROOM TWO 10'2" x 8'6" (3.12 x 2.6)



COUNTRYSIDE VIEWS



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



REAR GARDEN



BATHROOM

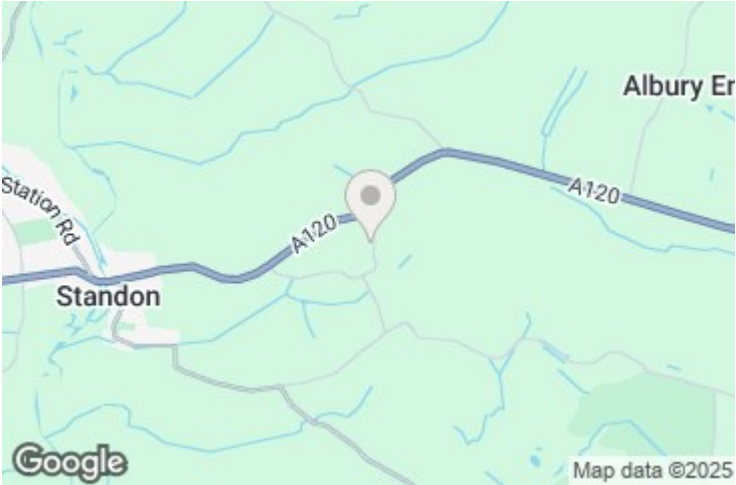


GARDENS



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EXTERIOR



FRONT GARDEN



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	

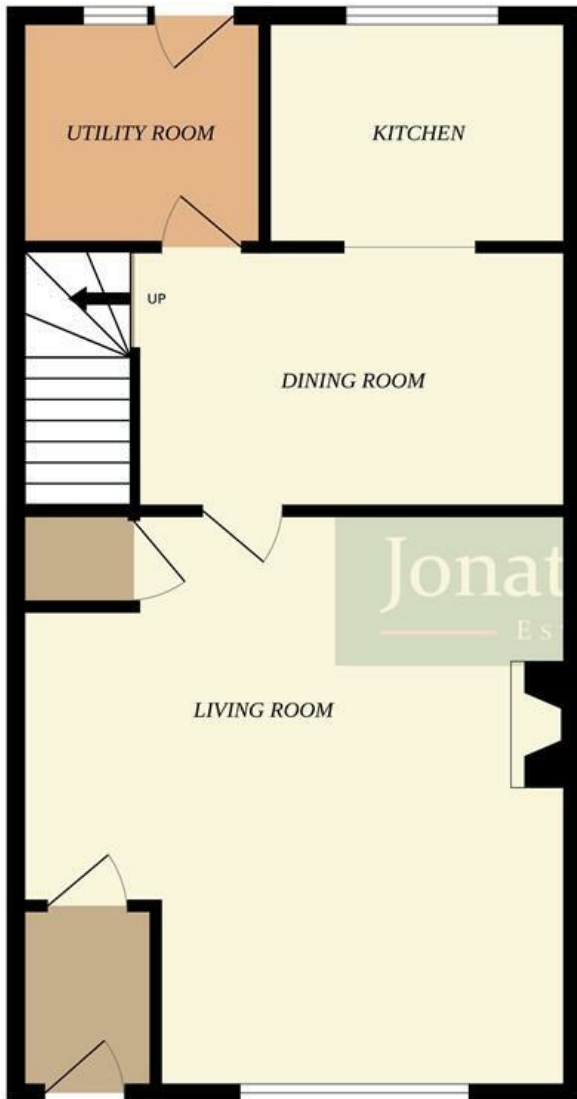
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DRIVEWAY FOR FOUR CARS

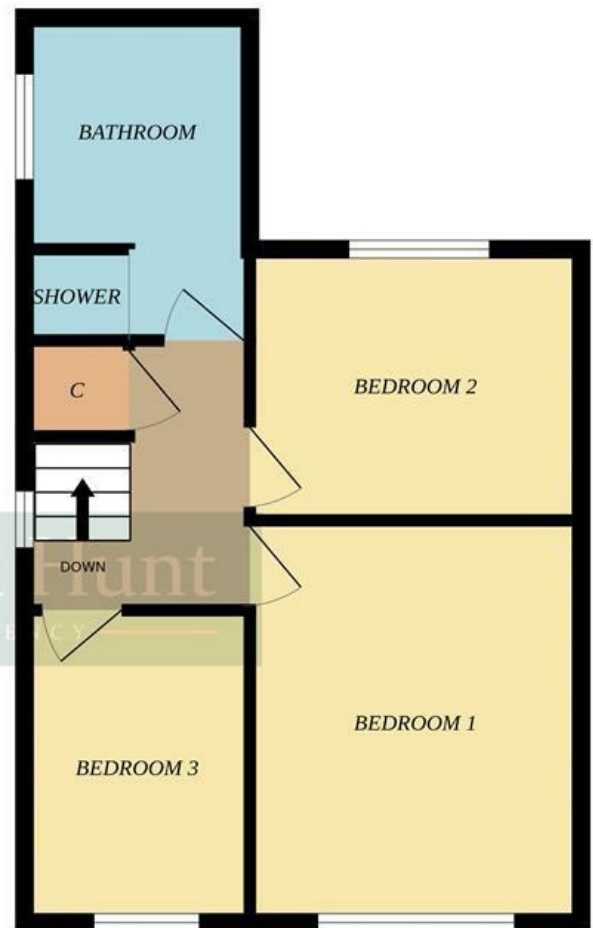


COUNCIL TAX BAND - D

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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