

Jonathan Hunt

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Heathview Great Amwell, SG12 9RG

£850,000

INDIVIDUAL DETACHED BUNGALOW, TUCKED AWAY, BEHIND GATES ON A PRIVATE PLOT...Jonathan Hunt are delighted to offer for sale this spacious detached bungalow situated at the end of a long private drive. The property offers well presented and generously proportioned accommodation which comprises of covered entrance porch, spacious reception hall, 1 large reception room, conservatory, utility room, and fitted kitchen. There are 3 good size bedrooms, and a large family bathroom. Externally, at the end of the driveway, gates lead through to a large shingled area with parking for multiple vehicles and access to a double garage. The gardens wrap around the property with predominantly lawned areas and are south facing with well stocked borders and mature shrubs. The site offers a high level of privacy but with good access to surrounding areas and public transport.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LOUNGE/DINING ROOM 25'2" x 13'02" (7.68 x 3.97)



KITCHEN 13'1" x 10'1" (3.99 x 3.08)



UTILITY ROOM 13'9" x 8'6" (4.2 x 2.6)



CONSERVATORY 16'11" x 8'8" (5.18 x 2.66)



BEDROOM 1 12'5" x 11'10" (3.81 x 3.62)



BEDROOM 2 14'1" x 10'0" (4.3 x 3.07)



BEDROOM 3 12'5" x 10'2" (3.8 x 3.1)

STUDY 8'11" x 6'5" (2.73 x 1.97)

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BATHROOM



DOUBLE GARAGE

GARDENS



COUNCIL TAX BAND - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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		87
(81-91) B		
(69-80) C	73	
(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

Ground Floor

Approx. 155.1 sq. metres (1669.5 sq. feet)



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.