

# 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



## 3 Whitehall Cottages, Hunsdon, SG12 8QB

**£450,000**

OFFERING VIEWS OVER COUNTRYSIDE - JONATHAN HUNT are pleased to offer this THREE DOUBLE BEDROOM SEMI DETACHED home offered with no onward CHAIN. The property boasts generous rear gardens, a driveway to the front and offers great potential to extend and modernise. Located on the outskirts of this well regarded and sought after village with local amenities and good road and rail links. Please call to arrange a viewing.  
**CHAIN FREE**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



### 3 Whitehall Cottages, Hunsdon, SG12 8QB

#### HALLWAY

LIVING ROOM 10'9" x 10'9" (3.3 x 3.3)



#### BATHROOM



#### SEPERATE W/C

#### FIRST FLOOR

DINING ROOM 13'1" x 11'4" (4 x 3.46)



KITCHEN 16'2" x 5'2" (4.93 x 1.6)



BEDROOM ONE 10'9" x 10'9" (3.3 x 3.3)





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#### BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)



#### EXTERIOR



#### SECOND FLOOR



#### REAR GARDEN



#### BEDROOM THREE 11'6" x 10'9" (3.53 x 3.3)



#### GARDENS





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FRONT ASPECT



COUNCIL TAX BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(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		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



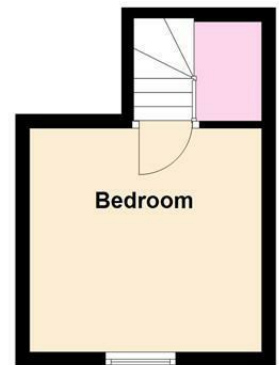
### First Floor

Approx. 27.0 sq. metres (291.0 sq. feet)



### Second Floor

Approx. 13.3 sq. metres (142.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 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.