

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

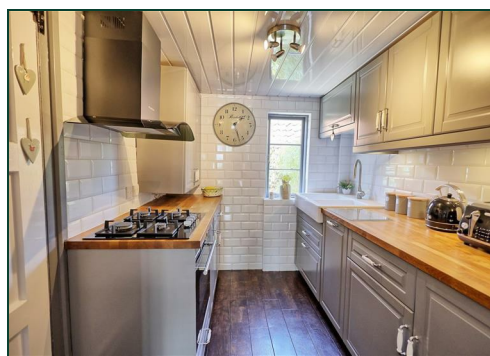
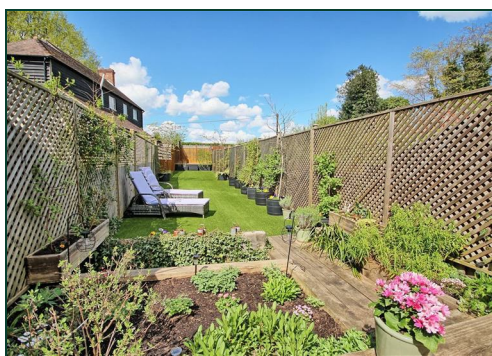
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31 High Street, Hunsdon, SG12 8NH

£425,000

JONATHAN HUNT are pleased to offer this truly exceptional High Street cottage beautifully presented throughout. The property offers Living/Dining room with feature fireplaces, exposed beams and access to a refitted Kitchen with integrated appliances. The first floor offers two bedrooms and a refitted luxury bathroom with views over countryside. Externally, the gardens extend to over 100ft with a patio area and fenced borders. Also included a useful Barn which could be converted to a home office/Study.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

31 High Street, Hunsdon, SG12 8NH

DINING ROOM 18'0" x 13'8" (5.5 x 4.17)



BATHROOM



LIVING ROOM



REAR GARDEN



KITCHEN 8'6" x 7'2" (2.6 x 2.2)



EXTERIOR



STORAGE BARN 10'5" x 7'2" (3.2 x 2.2)



BEDROOM ONE 11'1" x 8'11" (3.38 x 2.74)



UTILITY BARN 10'5" x 6'2" (3.2 x 1.9)



BEDROOM TWO 9'10" x 8'8" (3 x 2.65)



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FRONT GARDEN



COUNCIL TAX BAND D

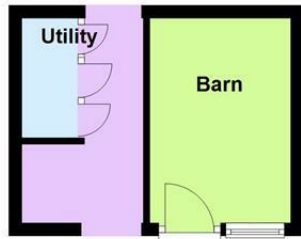


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

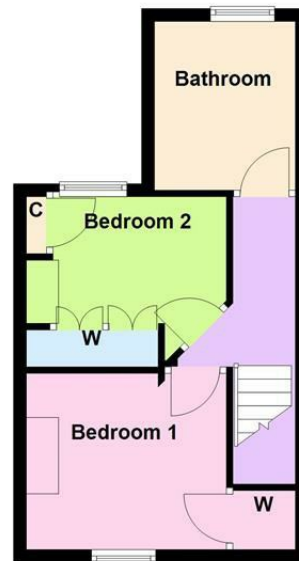
Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 71.2 sq. metres (766.9 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.