

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



1 Lambs Gardens, Widford, SG12 8SF

£699,995

Nestled in the charming village of Widford, this semi-detached house on Lambs Gardens presents an exceptional opportunity for families seeking a bright and spacious home. Boasting four well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is designed to accommodate the needs of a large family.

The heart of the home is a generous 23ft kitchen/breakfast room, perfect for family gatherings and entertaining guests. The large living room and dining room provide ample space for relaxation and dining, while a dedicated home office offers a quiet retreat for work or study. With three reception rooms in total, there is no shortage of space for everyone to enjoy their own activities.

The property is set within manageable and secluded south-facing gardens, ideal for outdoor enjoyment and family play. Additionally, the integral garage and driveway provide parking for up to three vehicles, ensuring convenience for busy households.

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ENTRANCE HALLWAY

DINING ROOM



LIVING ROOM 25'1 x 20 narr to 14 (7.65m x 6.10m narr to 4.27m)



HOME OFFICE/PLAYROOM 12'3 x 10'11 (3.73m x 3.33m)



CLOAKROOM



KITCHEN/BREAKFAST ROOM 23 x 9'8 (7.01m x 2.95m)

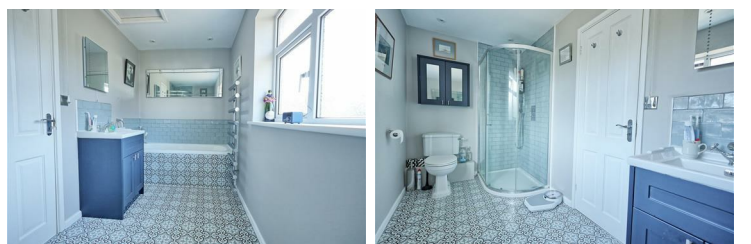


FIRST FLOOR

BEDROOM ONE 14 x 14 (4.27m x 4.27m)



ENSUITE



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BEDROOM TWO 13'10 x 7'5 (4.22m x 2.26m)



FAMILY BATHROOM



BEDROOM THREE 12'2 x 7'7 (3.71m x 2.31m)



REAR GARDEN



GARDENS



BEDROOM FOUR 8'3 x 8'3 (2.51m x 2.51m)



EXTERIOR



GARAGE 17'1 x 7'9 (5.21m x 2.36m)

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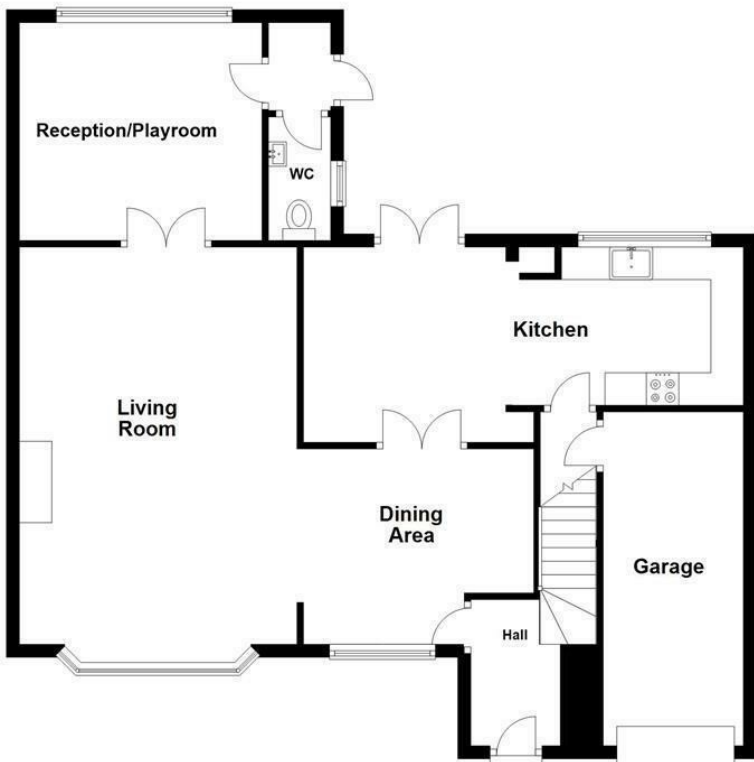


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
EU Directive 2002/91/EC		

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	70	81
EU Directive 2002/91/EC		

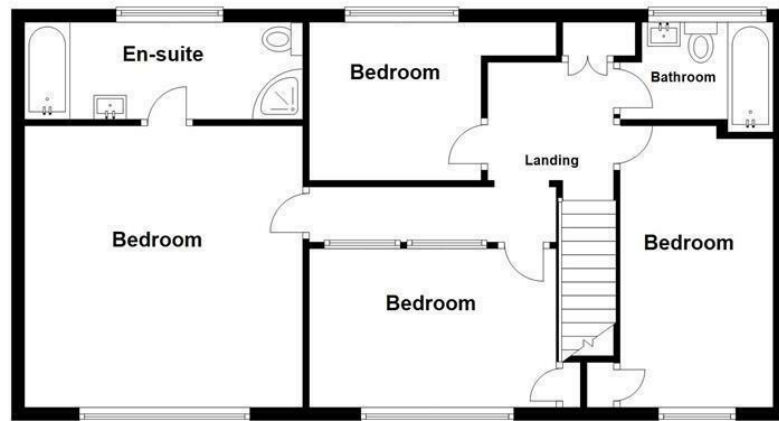
Ground Floor

Approx. 91.8 sq. metres (988.5 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 159.8 sq. metres (1720.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Lambs Garden