

# 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 Hempstalls Close, Hunsdon, SG12 8PH**

**£730,000**

JONATHAN HUNT are pleased to offer this truly immaculate FOUR BEDROOM DETACHED FAMILY HOME located within the popular village of Hunsdon. The property is positioned within a small cul de sac and features TWO RECEPTION ROOMS, Utility and Cloakroom, wonderfully kept gardens, GARAGE AND DRIVEWAY

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALLWAY



## FIRST FLOOR



## DINING ROOM 12'10" x 8'11" (3.92 x 2.74)



## BEDROOM ONE 13'1" x 9'10" (4 x 3)



## LIVING ROOM 16'7" x 11'8" (5.07 x 3.56)



## ENSUITE



## KITCHEN 15'4" x 10'0" (4.68 x 3.07)



## CLOAKROOM

## UTILITY ROOM

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## BEDROOM TWO 9'10" x 9'0" (3.02 x 2.76)



## BATHROOM



## BEDROOM THREE 10'0" x 8'6" (3.07 x 2.61)



## EXTERIOR



## GARDENS



## BEDROOM FOUR 6'10" x 6'2" excl wards (2.10 x 1.90 excl wards)



## GARAGE AND DRIVEWAY



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FRONT GARDENS



COUNCIL TAX BAND - F



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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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