

Jonathan Hunt

ESTATE AGENCY

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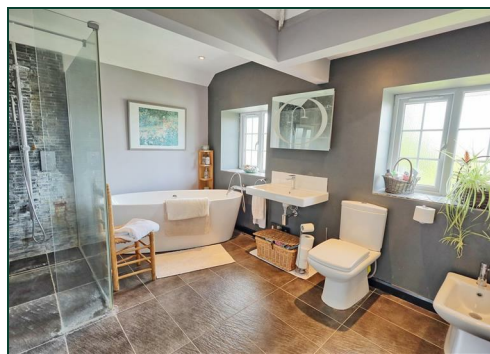
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29 Benningfield Road, Widford, Hertfordshire, SG12 8RD

Offers In Excess Of £650,000

JONATHAN HUNT are pleased to offer this extended semi detached house positioned within the highly desirable village of Widford. This property benefits from well appointed and spacious accommodation with four bedrooms two bathrooms, three receptions, a good size kitchen/diner, a conservatory, a useful study area, a utility room and a downstairs w/c. Externally the property overlooks a small green and boasts a wonderful established rear garden, double garage with home office and ample parking.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING ROOM 16'11" x 14'7" (5.18 x 4.47)



DINING ROOM 14'11" x 10'0" (4.57 x 3.05)



KITCHEN/BREAKFAST ROOM 17'5" x 10'0" (5.33 x 3.07)



RECEPTION/BEDROOM 12'3" x 10'0" (3.74 x 3.05)



UTILITY ROOM



ENSUITE SHOWER

CONSERVATORY 12'5" x 11'0" (3.81 x 3.36)



FIRST FLOOR

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BEDROOM ONE 13'1" x 11'11" (4 x 3.65)



BATHROOM



BEDROOM TWO 12'11" x 9'10" (3.96 x 3)



STUDY AREA



BEDROOM THREE 8'11" x 7'5" (2.74 x 2.28)



EXTERIOR



REAR GARDEN

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GARDENS



DOUBLE GARAGE 18'0" x 18'3" (5.5 x 5.57)



HOME OFFICE



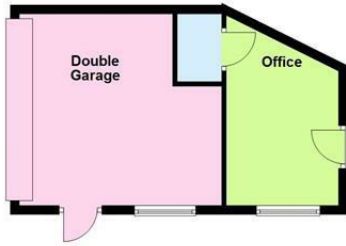
FRONT



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		
		81
	57	
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		
		81
	57	
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 129.4 sq. metres (1392.7 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.4 sq. feet)



Total area: approx. 178.7 sq. metres (1923.1 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.