

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

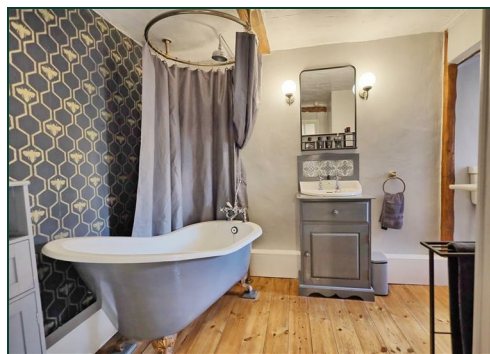
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**30 High Street, Hunsdon, SG12 8NT**

**£399,995**

JONATHAN HUNT are delighted to offer this charming Grade II Listed cottage located in the heart of this popular village offering a wealth of character features to include; exposed timbers and attractive fireplaces together with contemporary fittings that has been respectfully refurbished throughout by the present owners. The accommodation comprises bespoke fitted kitchen, two open plan reception rooms, stunning bathroom, generous first floor landing/study area and two double bedrooms with the outside featuring an established cottage garden with useful refurbished office/gym.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**30 High Street, Hunsdon, SG12 8NT**

**ENTRANCE**



**DINING ROOM 11'7" x 10'6" (3.54 x 3.22)**



**LIVING ROOM 12'7" x 11'7" (3.86 x 3.54)**



**KITCHEN 10'9" x 8'3" (3.30 x 2.54)**



**VICTORIAN STYLE BATHROOM**



**FEATURE FIREPLACE**



**FIRST FLOOR**





## 30 High Street, Hunsdon, SG12 8NT

### STUDY 8'10" x 8'6" (2.71 x 2.61)



### BEDROOM ONE 12'7" x 11'6" (3.86 x 3.52)



### BEDROOM TWO 11'7" x 10'0" (3.54 x 3.07)



### REAR GARDEN



### GARDENS



### EXTERIOR



### HOME OFFICE/GYM 10'4" x 9'4" (3.15 x 2.86)



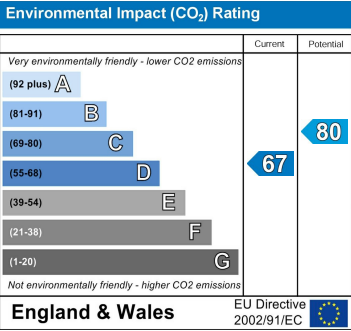
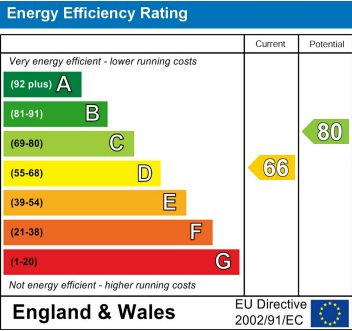
### AGENTS NOTE

This sought after village of Hunsdon includes a JMI school OFSTED rated 'Outstanding', shop/post office and the well-regarded Fox & Hounds public house. Ware, Harlow and Bishops Stortford are within easy driving distance providing a more comprehensive range of shopping and leisure facilities together with rail links into London. A local bus service to St Margaret's train station provides service into London Liverpool Street in approximately 45 minutes and Harlow Town to London can take just 30 minutes.

### COUNCIL TAX BAND D

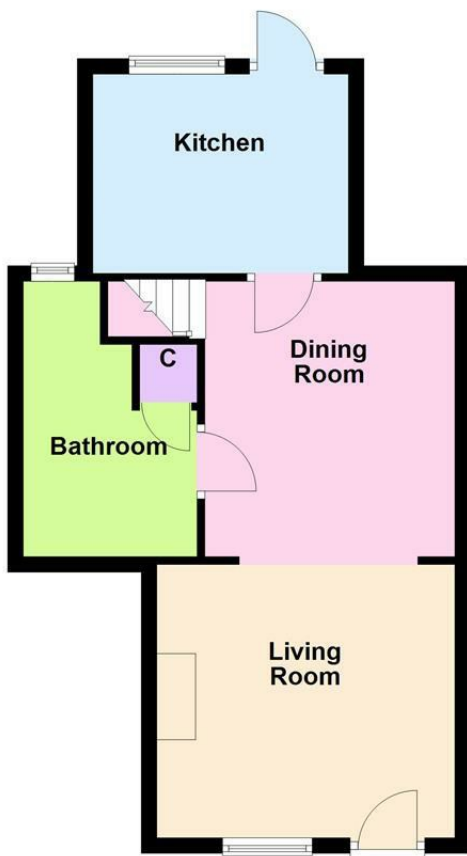


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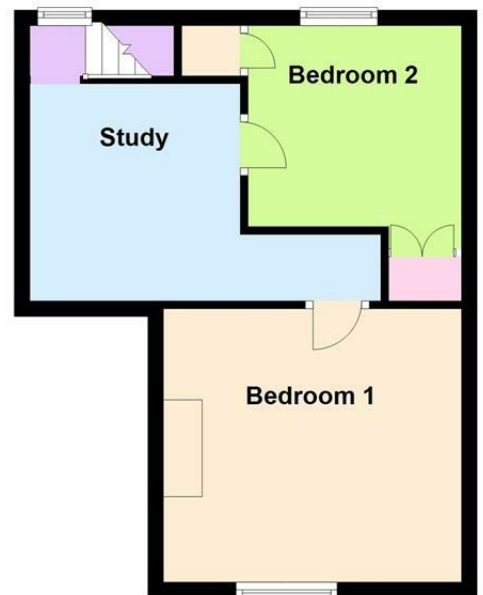
### Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 85.4 sq. metres (918.7 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.