

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

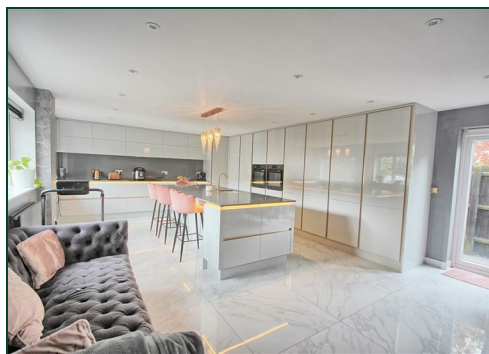
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13 Yearling Close, Great Amwell, Herts, SG12 9XP

£895,000

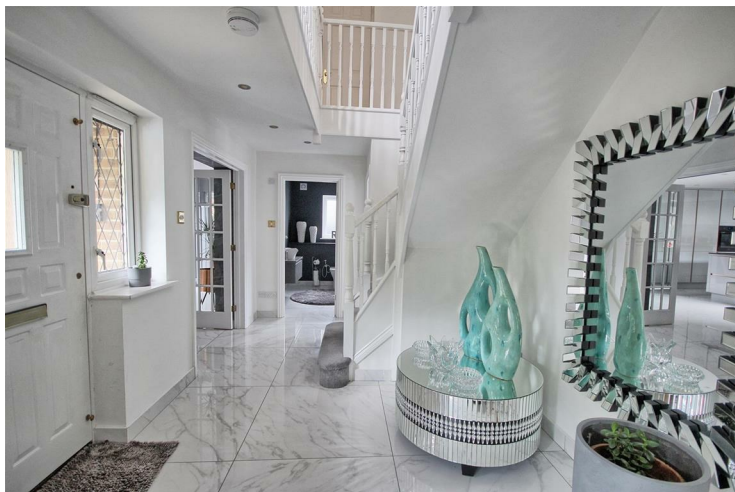
JONATHAN HUNT are pleased to offer this beautifully presented FIVE BEDROOM DETACHED HOME located in the sought after area of Great Amwell. The property offers a superb Kitchen / breakfast room, open plan living space, downstairs w/c, four double bedrooms and three bathrooms. Outside, the property offers a good sized SOUTH FACING garden and driveway with off-street parking. Viewing is highly recommended. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



SITTING AREA



FABULOUS KITCHEN 23'9" x 16'0" (7.24 x 4.88)



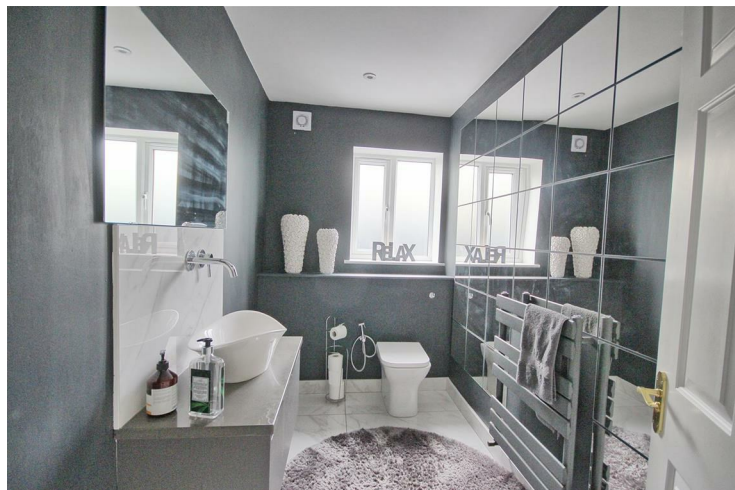
CONSERVATORY 14'5" x 11'9" (4.41 x 3.60)



LIVING AREA 35'9" x 21'5" (10.92 x 6.55)



W.C



13 Yearling Close, Great Amwell, Herts, SG12 9XP

FIRST FLOOR



BEDROOM TWO 13'1" x 12'5" (4.01 x 3.81)

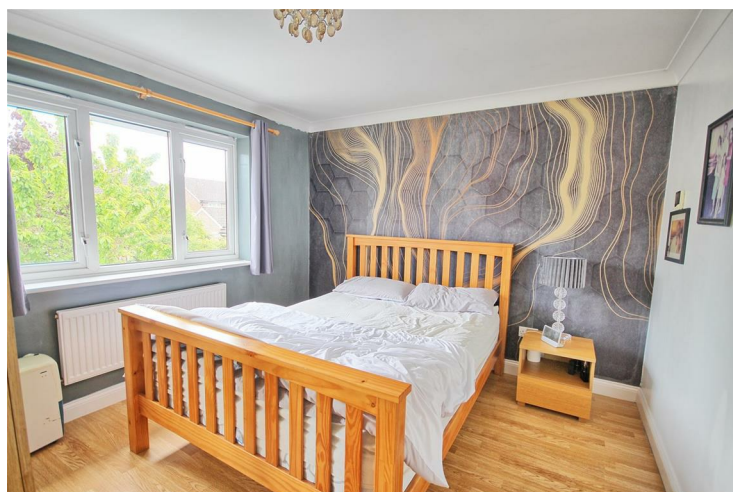


BEDROOM ONE 15'11" x 15'11" (4.87 x 4.87)



ENSUITE

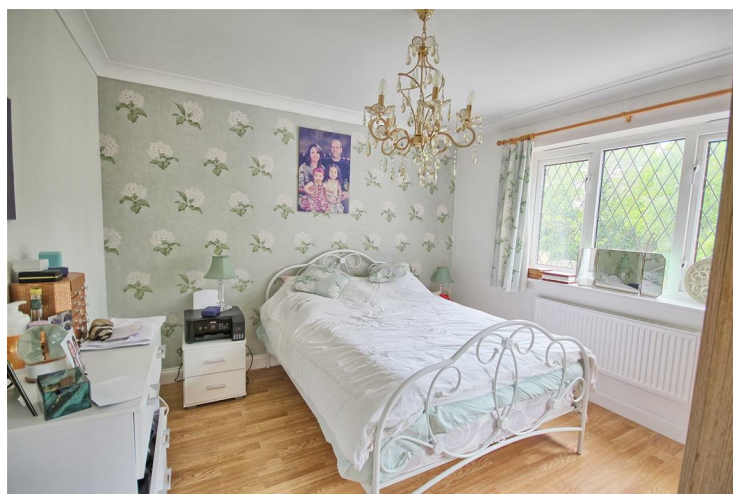
BEDROOM THREE 11'3" x 10'5" (3.45 x 3.20)



ENSUITE



BEDROOM FOUR 11'3" x 10'5" (3.45 x 3.20)



BEDROOM FIVE 10'9" x 6'5" (3.30 x 1.98)

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BATHROOM



GARDEN



EXTERIOR



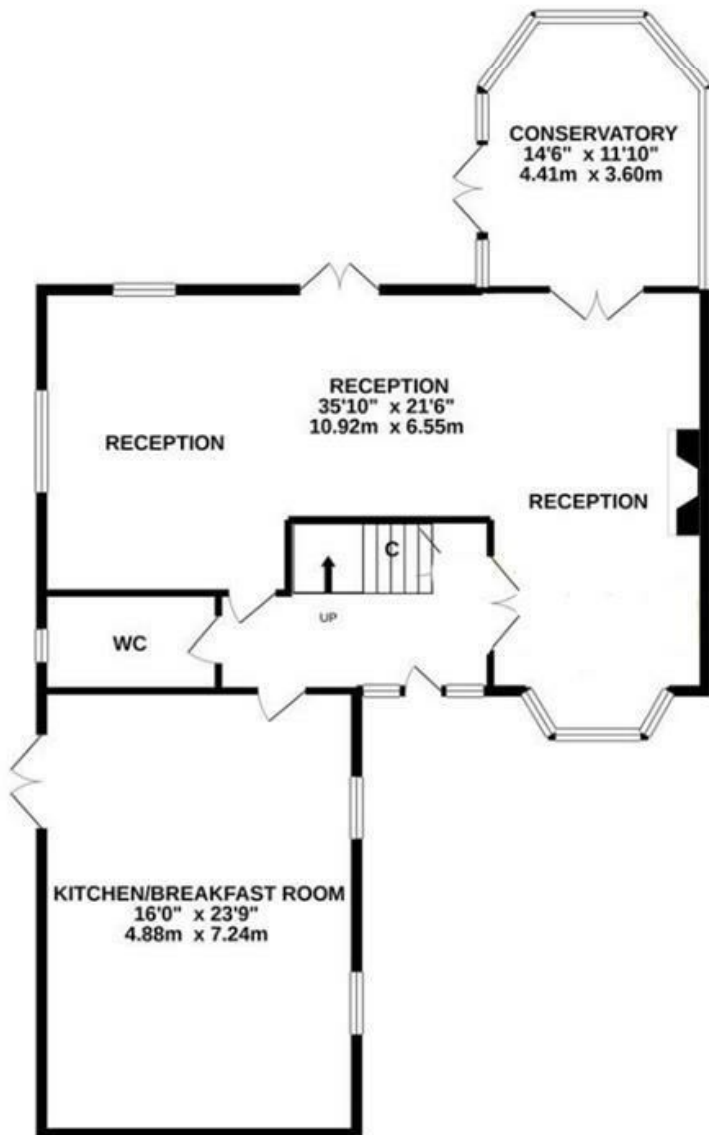
COUNCIL TAX
BAND G



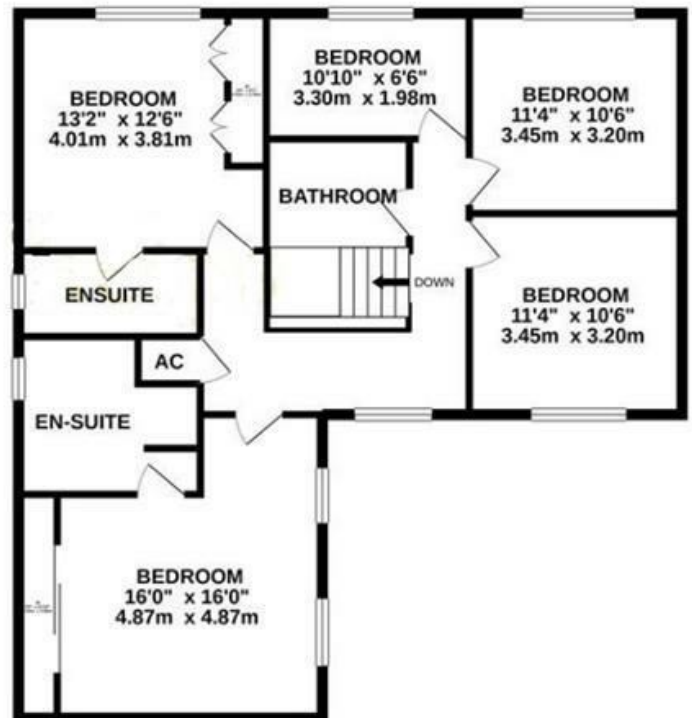
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

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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