



**Oliver  
Minton**  
*Sales & Lettings*

**9 St. Dunstons Road,  
Hunsdon**

**Herts SG12 8QH**

**Price Guide £510,000**

A well presented semi-detached house located in the heart of Hunsdon village on St. Dunstons Road, a desirable cul-de-sac which lays well back from the main road, overlooking a small green.

The accommodation benefits from Upvc double glazing and gas central heating throughout. An enclosed porch leads to the entrance hall. There are two interconnecting reception rooms, a fitted kitchen and a heated conservatory that can be used all year round. An inner lobby leads to a guest cloakroom/w.c. To the first floor you will find two double bedrooms, a generous single bedroom plus a modern shower room.

Externally there is off street parking to the front of the property and a recently landscaped garden, designed with ease of maintenance in mind. There is also a useful brick built outbuilding, at present used for storage, but would make a great project to convert it to a home office, gym or hobby room etc.

The property is perfectly placed for those who need to commute, being within 5 -10 minutes drive of St. Margaret's station in Stanstead Abbots, (Liverpool St. approx. 41mins) together with Ware, Hertford and Broxbourne Station, that is serviced by the Stansted Express into Liverpool Street, all within easy driving distance. The village offers two public houses/restaurants, a small convenience store/post office and a highly regarded J.M.I. school. More comprehensive shopping and leisure facilities can be found in the larger towns of Hertford, Harlow and Bishops Stortford.





### Accommodation

Enclosed porch with double glazed side window. Double glazed door opening to:

### Reception Hall

Double glazed window to side. Radiator. Stairs rising to first floor. Door to:

### Living Room 4.92m x 4.67m (16'1" x 15'3")

Double glazed bay window to front aspect overlooking the green. Inset contemporary electric fire suite. Two radiators. Wall lights. Door to:

### Dining Room 3.52m x 2.27m (11'6" x 7'5")

Double glazed sliding patio doors to conservatory. Door to lobby. Open arch to kitchen.

### Conservatory 2.85m x 2.78m (9'4" x 9'1")

A lovely addition that can be used year round. Upvc double glazed construction on brick plinth. Radiator. Double doors opening to the garden.







### **Kitchen 2.22m x 1.86m (7'3" x 6'1")**

Fitted with a modern range of wall and base units with complementary work surfaces over. Tiling to splash-back areas. Inset one and a half bowl sink and drainer. Spaces for free standing cooker and washing machine. Tiled floor. Double glazed window to rear.

### **Lobby**

With door to outside and door to:

### **Cloakroom/W.C**

Low flush w.c. Fully tiled walls. Double glazed obscured window.

### **First Floor**

Landing with double glazed window to side aspect. Loft access hatch. Loft has light connected and a pull-down ladder.

### **Bedroom One 3.75m x 2.91m (12'3" x 9'6")**

Double glazed window to front. Radiator. Built-in recessed storage cupboard.

### **Bedroom Two 3.73m x 3.05m (12'2" x 10'0")**

Double glazed window to rear. Radiator. Door to airing cupboard housing hot water cylinder and gas fired boiler.

### **Bedroom Three 2.83m x 2.16m (9'3" x 7'1")**

Double glazed window to front overlooking the green. Radiator. Built-in over stairs storage cupboard.

### **Shower Room**

Fitted with a modern white suite: Large corner shower cubicle with curved glazed screen and shelving. Vanity wash hand basin. Low flush w.c. Radiator. Double glazed obscured window.

### **Exterior**

To the front of the house, a wide block paved driveway provides parking for two/three vehicles with ease.

### **Rear Garden**

Recently landscaped and paved for ease of maintenance. Fully enclosed by way of close board fencing. Large timber garden shed to remain. Outside water tap.

### **Outbuilding 3.42m x 2.36m (11'2" x 7'8")**

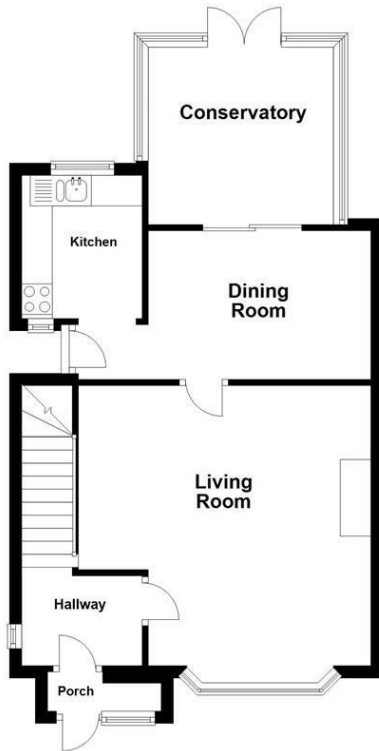
Brick built outbuilding with a pitch tiled roof. Power and light connected. Independent fuse box. Window to rear.

### **Services**

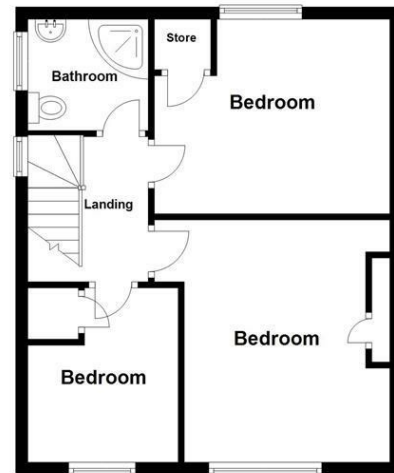
The property is connected to mains water, drainage and electricity. The property is heated by mains gas boiler to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



**Ground Floor**  
Approx. 52.3 sq. metres (562.8 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 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.

**St Dunstons Road**

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**


Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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