



Elliot Heath
ESTATE AGENTS

46A Widford Road, Hunsdon
Offers in excess of **£635,000**

46A Widford Road

Hunsdon, Ware

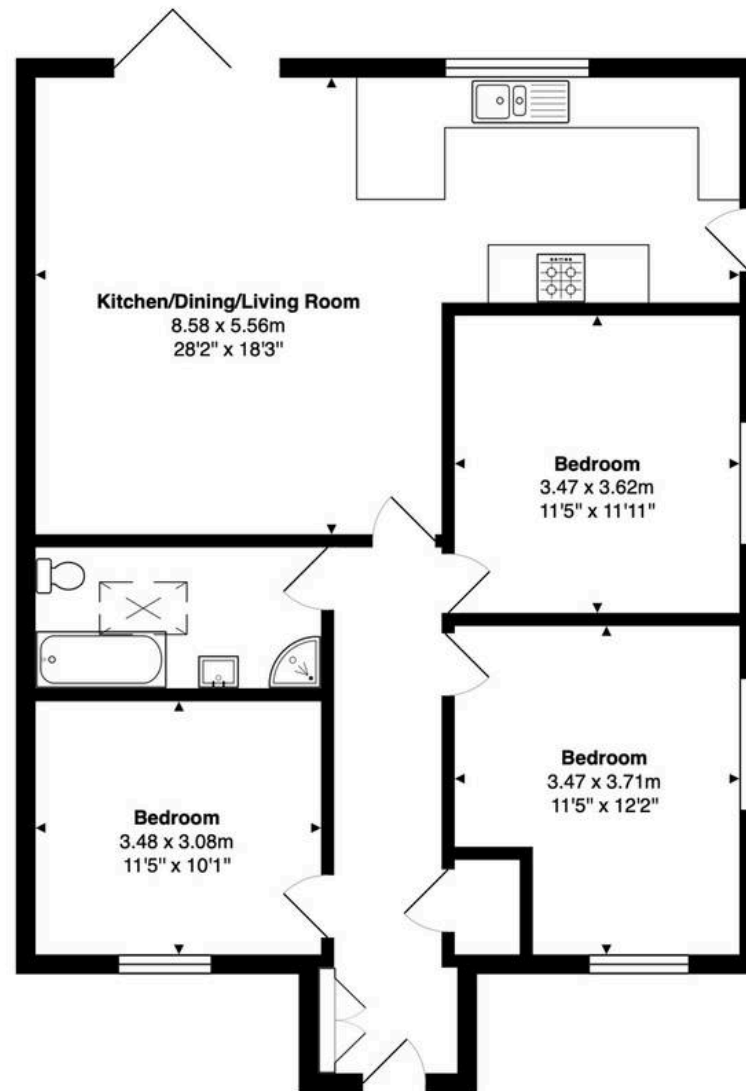
Opportunity to acquire a high-spec 3-bed new build bungalow in Hunsdon with stunning countryside views. Open plan living, solar panels, air source heat pump, EV charger, potential for extension. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Total Area: 94.1 m² ... 1013 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With wood flooring, radiator, two built in storage cupboards, loft access and doors to:

Kitchen/Dining/Living Room

28' 2" x 18' 3" (8.58m x 5.56m)

Dining/Living Room

With bi fold doors opening onto the rear garden, wood flooring, three radiators, open to:

Kitchen

With double glazed window to rear aspect and door giving access to outside. Comprehensively fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood flooring.

Bedroom One

11' 5" x 12' 2" (3.47m x 3.71m)

Dual aspect with double glazed windows to front and side aspect, radiator.

Bedroom Two

11' 5" x 11' 11" (3.47m x 3.62m)

With double glazed window to side aspect, radiator.

Bedroom Three

11' 5" x 10' 1" (3.48m x 3.08m)

With double glazed window to front aspect, radiator.

Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath, concealed cistern wc, vanity unit with inset wash hand basin, separate shower cubicle, tiled splash back areas, wood effect flooring, heated towel rail.





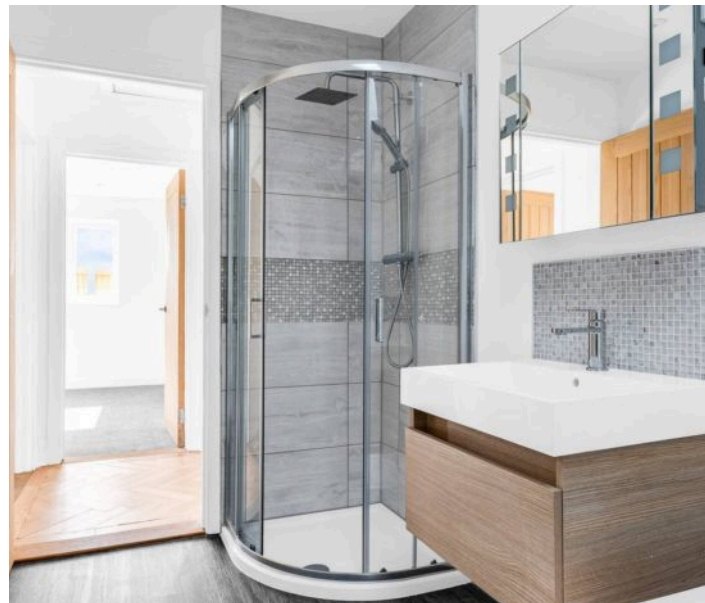
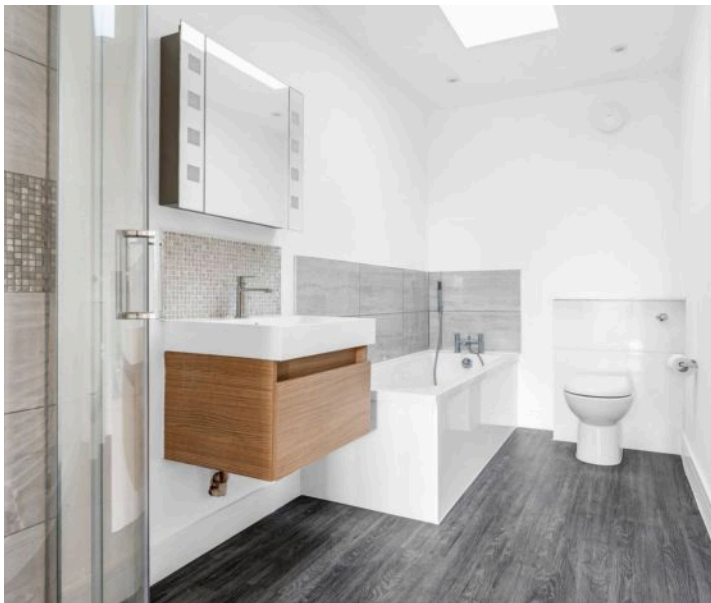
REAR GARDEN

Beautifully landscaped rear garden that boasts stunning views over the countryside beyond.

DRIVEWAY

5 Parking Spaces

The front of the property features a generous driveway equipped with an electric car charger, leading to further gated parking on the side, with the possibility of adding a garage or outbuilding.





Elliot Heath Estate Agents

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