

Jonathan Hunt

ESTATE AGENCY

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5 Stocking Hill, Cottored, Buntingford, Hertfordshire, SG9 9PY

No Onward Chain £375,000

We are delighted to offer this rarely available Chain free Bungalow located in a small rural development within close proximity of miles of countryside walks, a great sense of community and overlooking rural landscapes. An internal viewing is highly recommended to appreciate this deceptively spacious accommodation, comprising a conservatory to the front which makes for a very light entrance to the bungalow, two good sized double bedrooms, a large "L" shaped lounge and dining area with a pair of French doors to rear and side gardens, a well-appointed kitchen and a family bathroom with bath and separate shower. The property also benefits from a supersize loft offering great potential.

Externally the property has it's own private side and rear gardens and a single garage en-bloc.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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CONSERVATORY 10'9" x 8'2" (3.3 x 2.5)



KITCHEN 9'2" x 8'2" (2.8 x 2.5)



LOUNGE 17'7" x 12'1" (5.37 x 3.7)



BEDROOM ONE 12'11" x 12'1" (3.95 x 3.7)



LOUNGE pic 2

DINING AREA 9'2" x 6'7" (2.8 x 2.01)



BEDROOM TWO 3.6 (max) x 2.5



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BATH/SHOWER ROOM

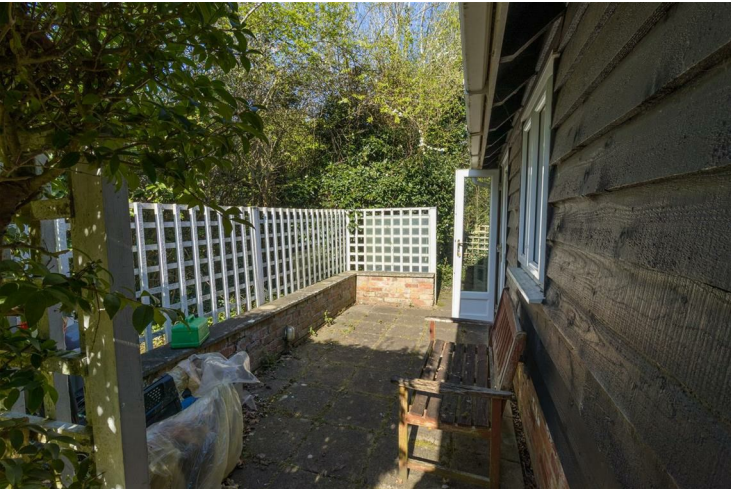


FRONT ASPECT

SIDE GARDEN



REAR GARDEN



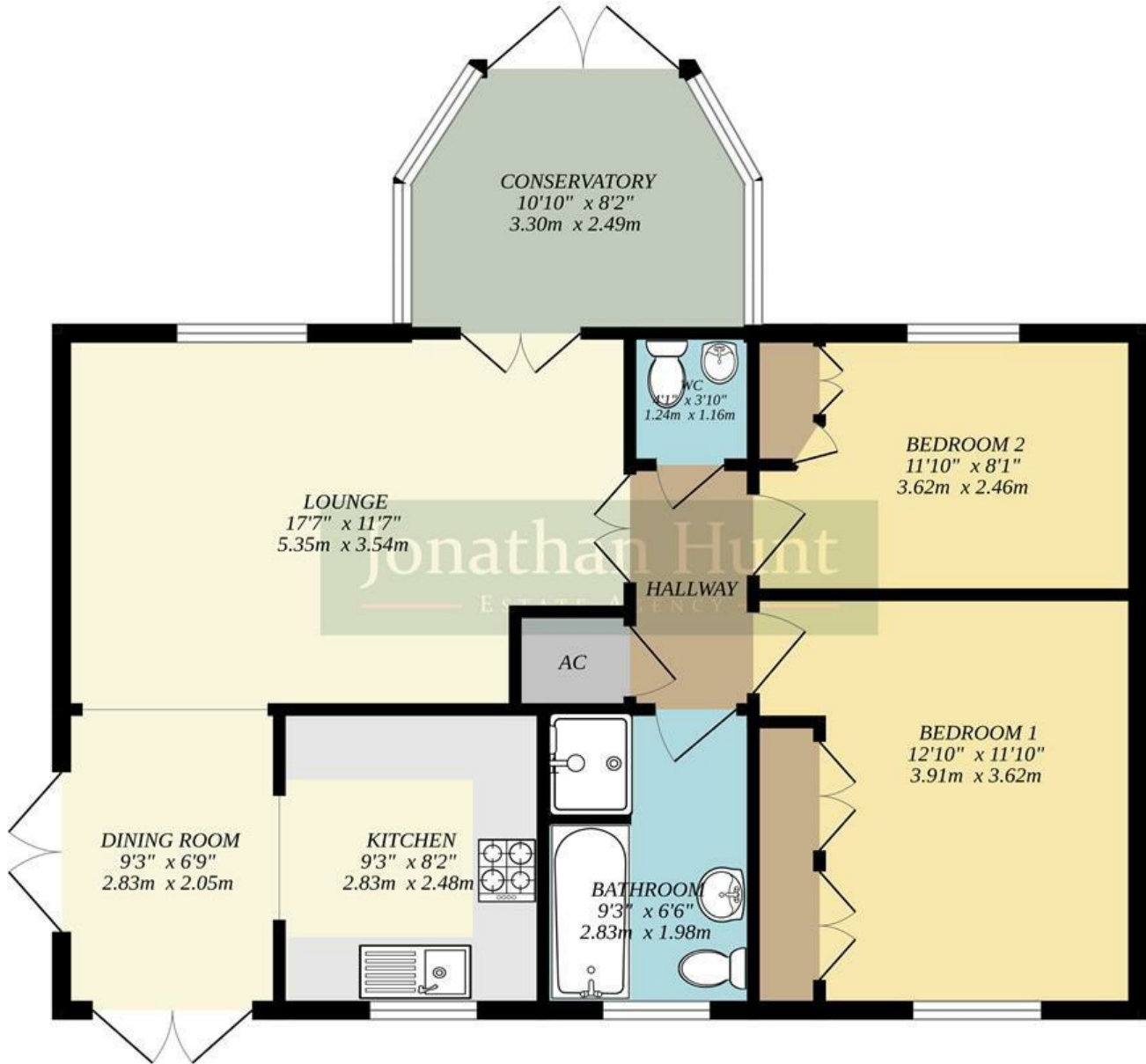
GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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