

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



1 Park Farm Lane, Nuthampstead, Royston, Hertfordshire, SG8 8LT

Offers In Excess Of £600,000

This delightful three-bedroom detached bungalow is nestled within the tranquil village of Nuthampstead in the heart of North Hertfordshire. This property is a rare gem, offering a spacious and versatile living space on a generous plot. With the potential for expansion both upwards, thanks to the partially converted loft space, and outwards, in accordance with planning regulations, the possibilities are endless. For nature lovers, the Hertfordshire Way Long Distance Footpath is at your doorstep, allowing you to explore the picturesque 194-mile circular route of the county's public rights-of-way. Meanwhile, the 17th-century village pub adds a touch of local charm, and the proximity to highly regarded village primary schools is ideal for families.

T

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

1 Park Farm Lane, Nuthampstead, Royston, Hertfordshire, SG8 8LT

SITTING ROOM/DINING ROOM 14'4" x 22'3" (4.39 x 6.804)



KITCHEN/BREAKFAST ROOM 14'0" x 9'10" > 13'2" (4.29 x 3 > 4.02)



SITTING ROOM/DINING ROOM pic 2



KITCHEN BREAKFAST ROOM pic 2



CONSERVATORY 11'6" x 8'9" (3.51 x 2.67)



UTILITY ROOM/WC



1 Park Farm Lane, Nuthampstead, Royston, Hertfordshire, SG8 8LT

BEDROOM ONE 14'10" x 10'11" (4.541 x 3.34)



GARDEN



BEDROOM TWO 11'9" x 9'7" (3.6 x 2.94)



GARDEN pic 2



BEDROOM THREE 14'11" x 7'4" (4.56 x 2.26)



GARDEN pic3



SHOWER ROOM

1 Park Farm Lane, Nuthampstead, Royston, Hertfordshire, SG8 8LT

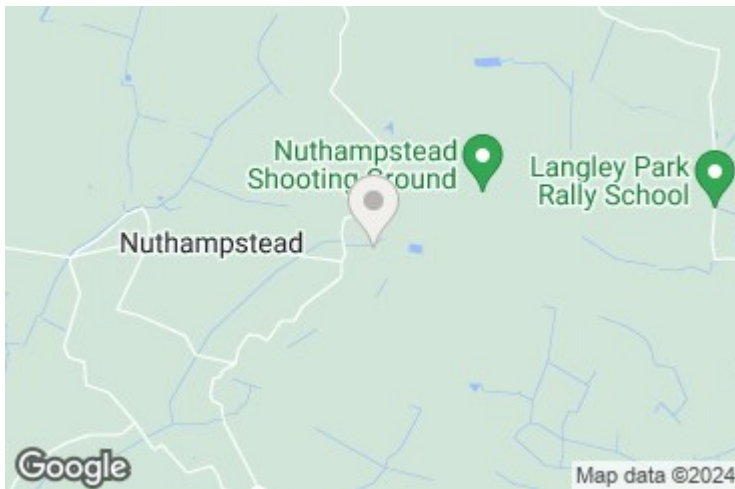
INTEGRAL GARAGE 17'2" x 9'1" (5.25 x 2.78)



AGENTS NOTES

Agent's Notes - Recent Subsidence Repair

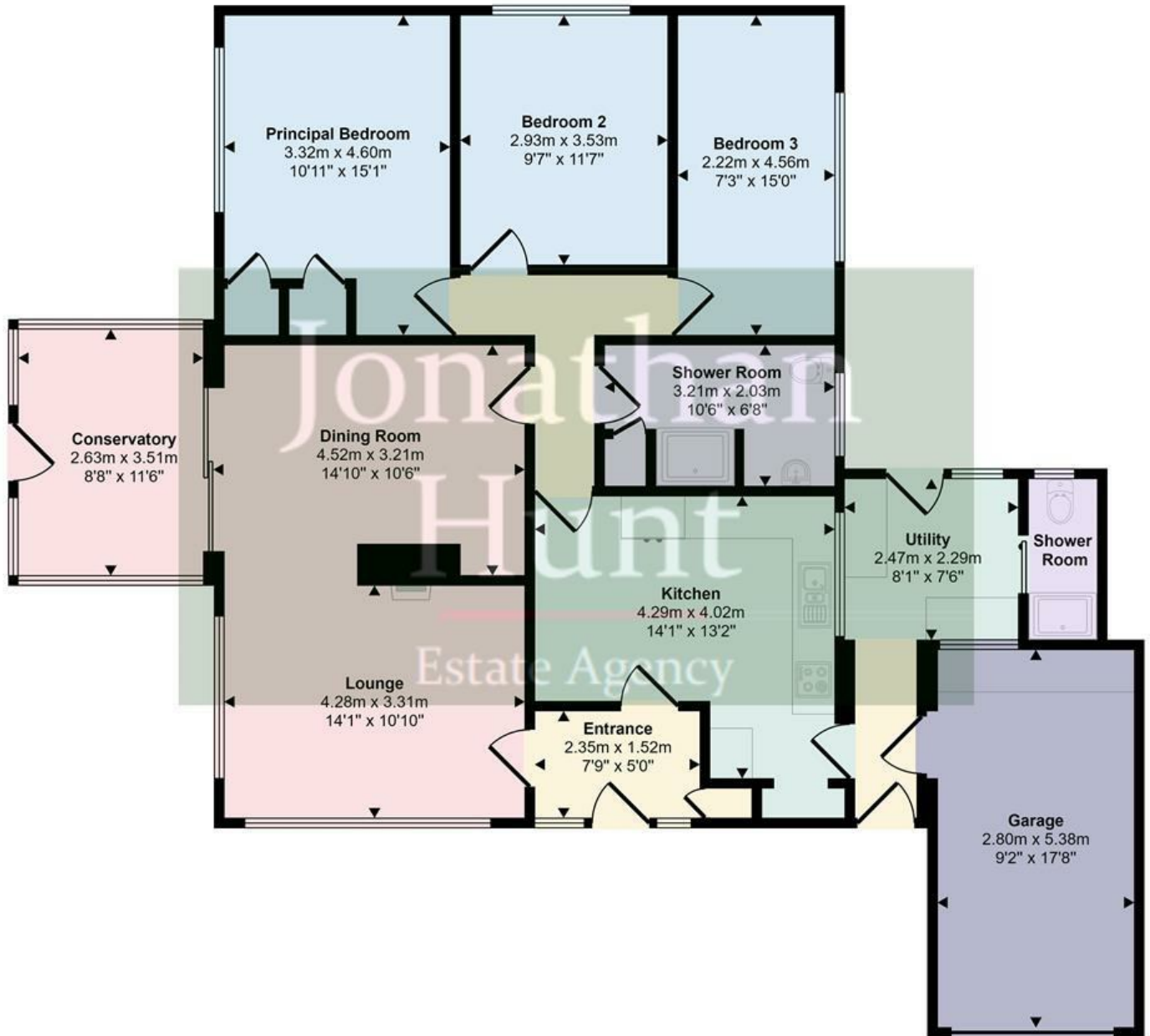
The property has recently undergone repair work following a subsidence claim. All necessary remedial works have been successfully completed and all relevant certificates and documentation are readily available on request.



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	
62	78
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	

Approx Gross Internal Area
139 sq m / 1492 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.