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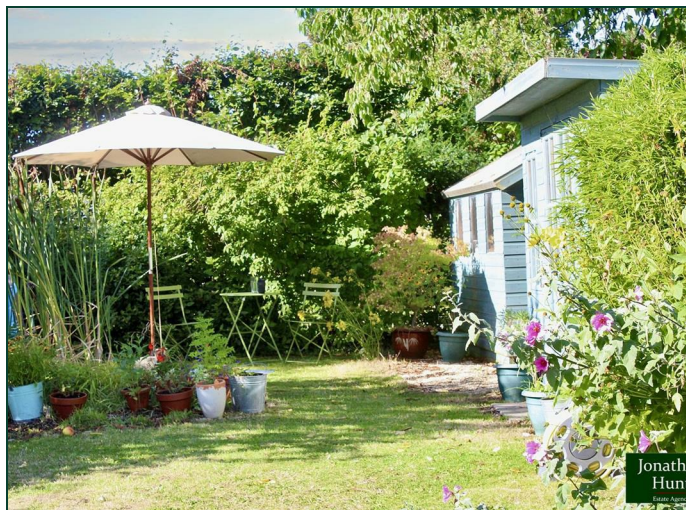
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1b Hall Lane, Great Hormead, Buntingford, Hertfordshire, SG9 0NZ

Price Guide £550,000

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This charming chain-free, three-bedroom semi-detached cottage is nestled in the picturesque village of Great Hormead. While set in a tranquil rural location, it remains conveniently close to Buntingford, just a five-minute drive away, offering access to the town's amenities. The cottage exudes the timeless appeal of a Victorian home, but with modern upgrades, including enhanced insulation, heating, and contemporary construction materials. Inside, it offers three well-sized bedrooms, with the primary bedroom featuring its own en-suite shower. In addition, there is a family shower room for added convenience. The heart of the home is the spacious kitchen and dining area, thoughtfully designed with both practicality and style in mind. There is also a separate study/snug area, perfect for a quiet retreat, and a bright, airy lounge ideal for relaxation. A ground floor WC adds further convenience. Outside, the property is equally appealing. The front of the home offers parking and a long garden lined with hedges, creating a welcoming and private entrance. The rear garden is a delightful space, blending practicality with natural beauty, featuring a wildflower garden and ample storage facilities, perfect for those who enjoy both nature and outdoor living.



ENTRANCE HALL

W/C

LOUNGE 13'0" x 11'8" (3.98 x 3.56)

LOUNGE pic 2

KITCHEN/DINING ROOM 21'7" x 9'7" < 10'5" (6.602 x 2.937 < 3.2)

KITCHEN/DINING ROOM pic 2

STUDY/SNUG 8'8" x 7'5" (2.65 x 2.28)

BEDROOM ONE 13'8" x 9'8" (4.19 x 2.95)

EN-SUITE SHOWER

BEDROOM TWO 9'9" x 9'2" (2.98 x 2.8)

BEDROOM THREE 8'9" x 8'2" (2.67 x 2.51)

FAMILY SHOWER ROOM

REAR GARDEN

FRONT GARDEN AND PARKING



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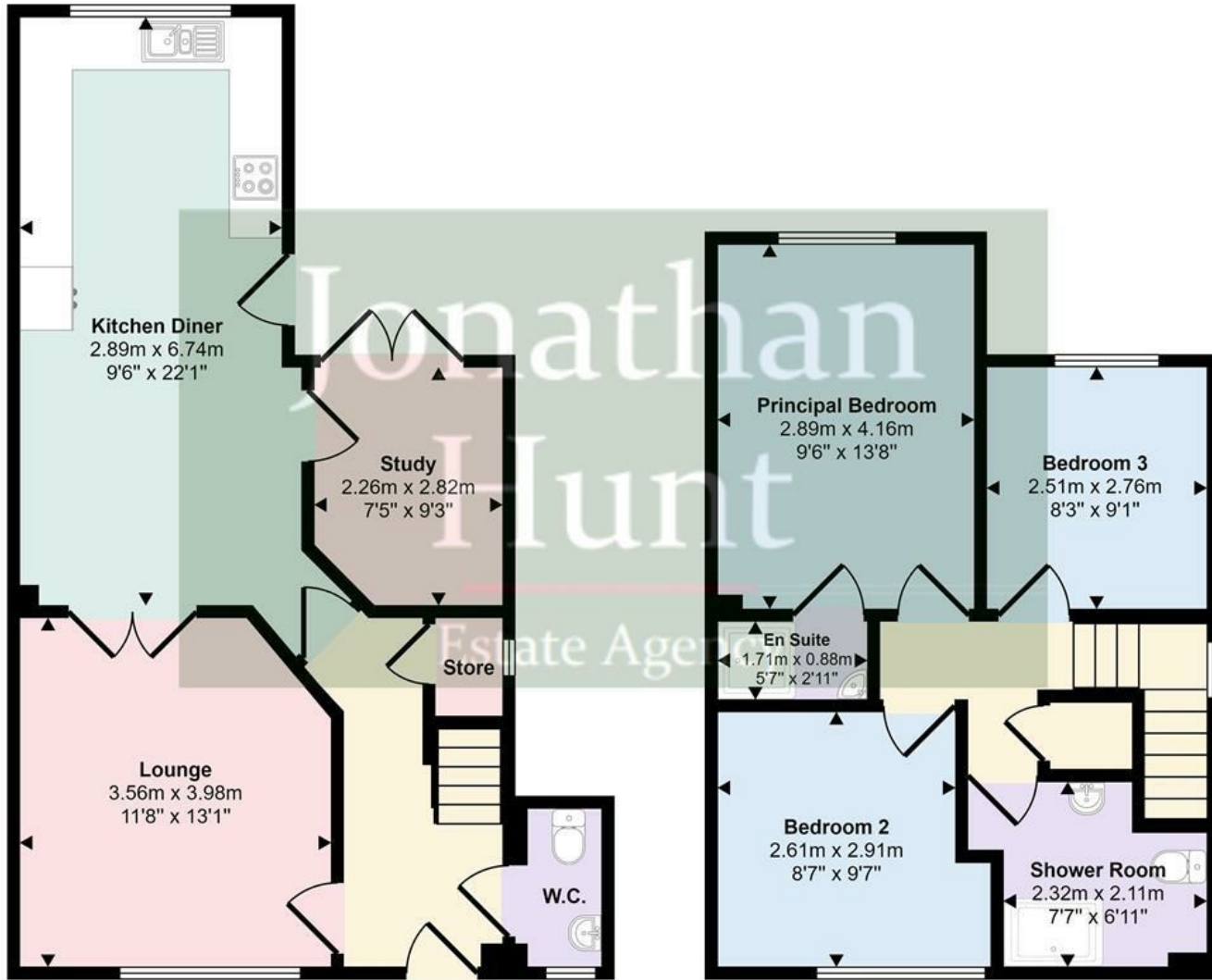
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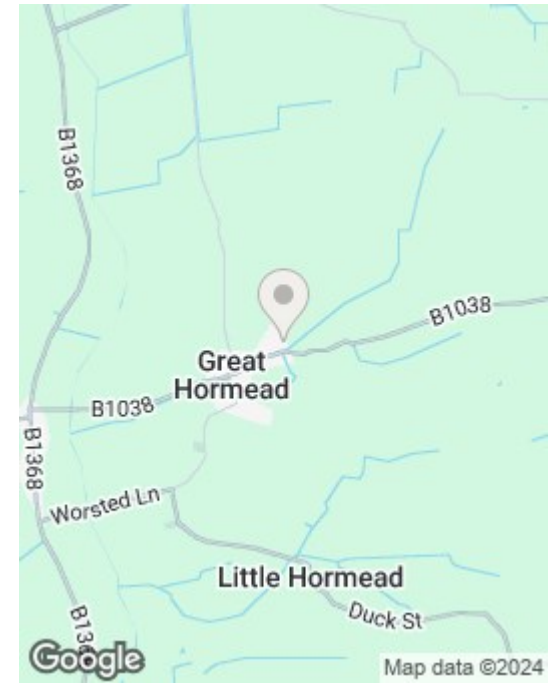
Approx Gross Internal Area
94 sq m / 1008 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft

First Floor
Approx 42 sq m / 453 sq ft

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		86	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(54-68) D			(54-68) D
(39-53) E			(39-53) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC