

Jonathan Hunt

LETTING 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



3 Hempstalls Close, Hunsdon, Herts, SG12 8PH

£2,000 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this lovely three bedroom family home situated in the popular village of Hunsdon. The property enjoys an en-suite to the master bedroom, downstairs cloakroom, a wonderful kitchen/diner, useful loft room, rear garden and parking for 2 cars. Hunsdon is a beautiful village with great country walks, local pubs, a general store and a short drive to main towns and British Rail stations. Viewing highly recommended. AVAILABLE NOW.

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum £60,000
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

ENTRANCE HALL

With stairs rising to the first floor, radiator, wood flooring.

LIVING ROOM 18' x 12 (5.49m x 3.66m)

Stunning living room with double glazed window to front aspect. Radiator, coved ceiling.

INNER HALL

Inner hallway leading to downstairs w.c.

CLOAKROOM

Suite comprising low level w.c. and vanity wash hand basin. Radiator.

KITCHEN 15' x 11 max (4.57m x 3.35m max)

Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink unit. Integrated dishwasher, oven and fridge/freezer. Cupboard housing the gas central heating boiler. Tiled flooring, double radiator, spotlighting. Fitted gas hob. Double glazed double doors and window to rear aspect.

KITCHEN

DINING

Continued dining area.

DINING

FIRST FLOOR LANDING

With iron cupboard and access to loft space.

BEDROOM ONE 11' x 9 (3.35m x 2.74m)

Double glazed window to front aspect, radiator, fitted carpet, coved ceiling.

BEDROOM ONE

ENSUITE

Suite comprising large shower cubicle, vanity wash hand basin and low level w.c. Spotlighting, tiled flooring, radiator, double glazed obscured window to front aspect.

BEDROOM TWO 10'10 x 8 (3.30m x 2.44m)

Double glazed window, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9 x 7 (2.74m x 2.13m)

Double glazed window, fitted carpet, range of fitted wardrobes, radiator.

FAMILY BATHROOM

Wonderful fully fitted bathroom comprising bath, vanity wash hand basin and low level concealed cistern w.c. Radiator, tiled flooring. Tiling to splashback areas.

Loft Room

REAR GARDEN

Laid to lawn with decked area, fenced perimeters, garden storage shed.

PARKING

Allocated parking for two cars.

COUNTRYSIDE WALKS

STREET VIEW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(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			92
(81-91) B		75	
(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	

