

Jonathan Hunt

LETTING AGENCY

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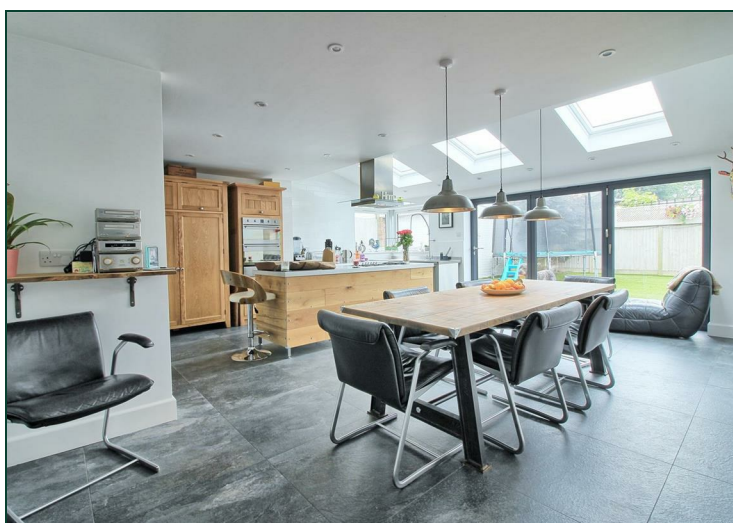
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181 Monks Walk, Buntingford, Hertfordshire, SG9 9DU



£2,350 Per Month

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

181 Monks Walk, Buntingford, Hertfordshire, SG9 9DU

JONATHAN HUNT LETTINGS are pleased to offer this substantial FIVE bedroom DETACHED family house. With a magnificent open plan Kitchen at its heart, this lovely family home offers flexible living space with two further ground floor receptions, cloakroom and utility room. On the first floor there are Five double bedrooms with en suite to master and an elegant family bathroom. Outside the property has a secluded, sunny landscaped garden with an outside kitchen area with BBQ and Pizza oven, detached single garage and off street parking for numerous vehicles. Available from 1st September

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum income £70,500

- NO CCJ's, IVA's or history of bad credit

- Positive landlord reference (if applicable)

If you are unsure if you meet the referencing criteria and require a guarantor, you should follow the below link to get more detailed information on the referencing criteria:

ENTRANCE HALL 12'7" x 3'9" (3.845 x 1.165)

CLOAKROOM 4'8"x 2'8" (1.425x 0.815)

LOUNGE 23'3" x 15'2" (max) (7.09 x 4.643 (max))

OPEN PLAN KITCHEN 20'4" (max) x 19'3" (6.219 (max) x 5.88)

OPEN PLAN KITCHEN pic 2

OPEN PLAN KITCHEN pic 3

UTILITY ROOM

STUDY/SNUG/PLAYROOM 14'7" x 8'3" (4.455 x 2.536)

FIRST FLOOR

MASTER BEDROOM 14'4" x 9'8" (4.379 x 2.95)

EN SUITE 9'8" x 3'9" (2.947 x 1.147)

BEDROOM TWO 13'8"(max) x 8'0" (4.178(max) x 2.44)

BEDROOM THREE 11'3" x 7'11" (3.444 x 2.42)

BEDROOM FOUR 8'1" x 10'7" (max) (2.471 x 3.227 (max))

BEDROOM FIVE 7'11" x 7'11" (2.426 x 2.415)

FAMILY BATHROOM 7'10" x 3'8" (2.397 x 1.141)

REAR GARDEN

REAR ASPECT

FRONT ASPECT

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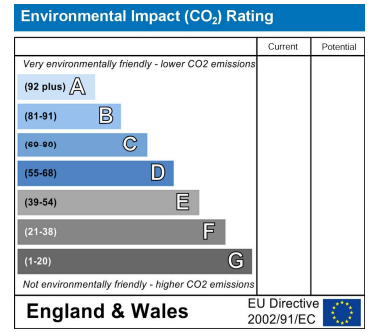
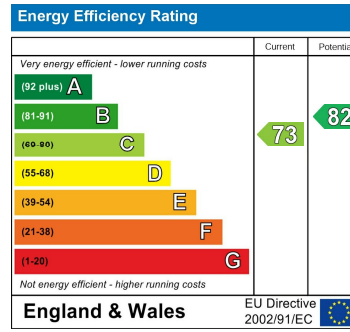
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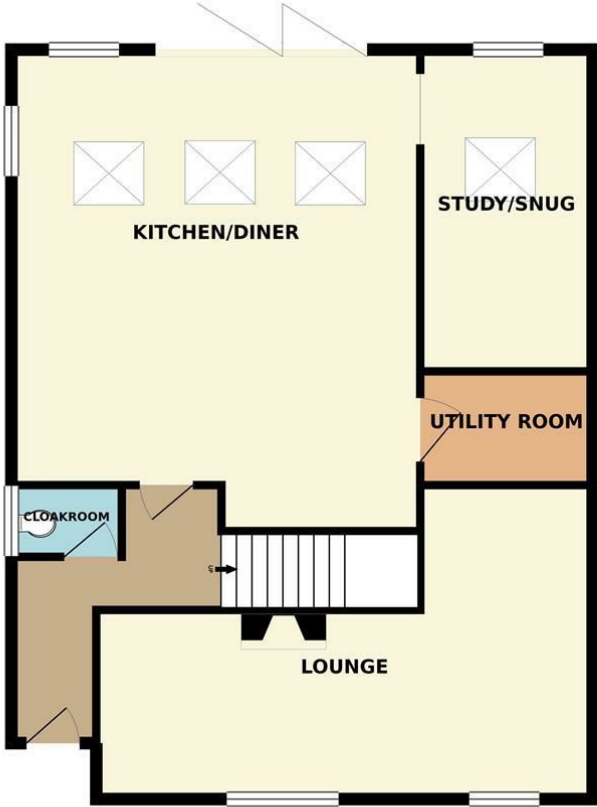
REAR GARDEN

REAR ASPECT

FRONT ASPECT



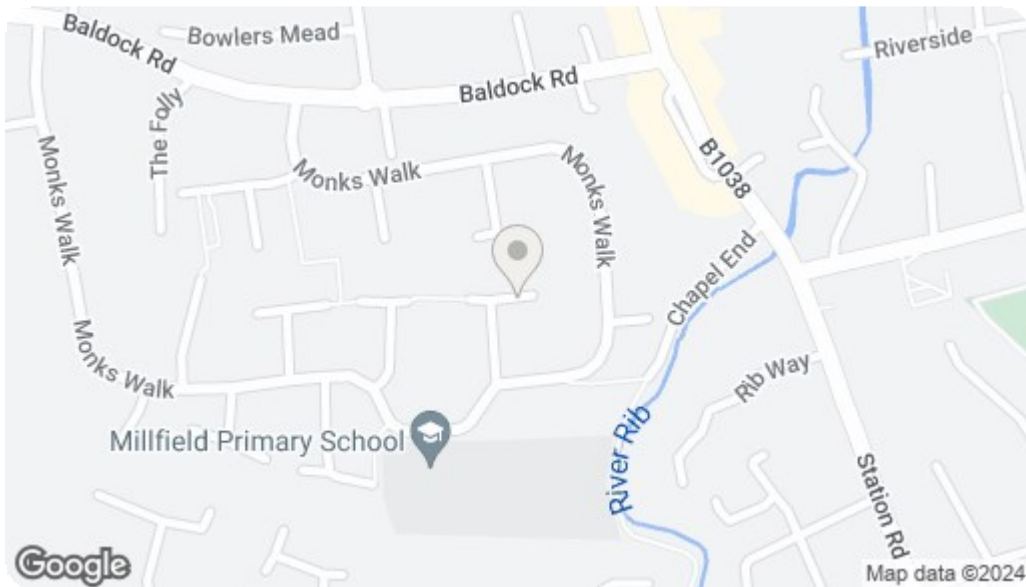
GROUND FLOOR



1ST FLOOR



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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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			
England & Wales		73	82
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			