

**Opportunity to Refurbish and Extend STP**

**Edge of Village Location**

**Sought After Village of Hunsdon**

**Approx 150ft Long Garden**

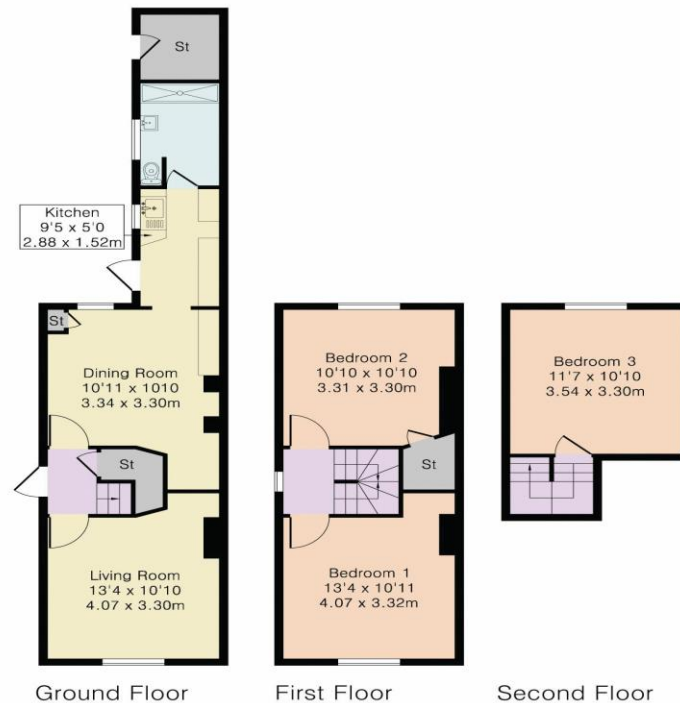


**6 Whitehall Cottages**  
Hunsdon, SG12 8QB

**Guide Price £495,000**

Thomas Childs & Co are delighted to launch this Victorian ex-farmworkers cottage in a secluded position on the fringes of Hunsdon. The cottage is one of only six approached via a small lane and has been occupied by the same family for the last sixty years. The house is set over three floors, and comprises briefly of two reception rooms, a kitchen, shower room and three double bedrooms. Outside there is space for off street parking and a large south westerly facing garden. The property is in need of modernisation and would benefit from extending, subject to planning. Hunsdon village has a thriving community, the village hall hosts many groups, there are two village pubs, The Crown and the Fox and Hounds gastro pub and restaurant. Hunsdon JMI is classed as Ofsted Outstanding. We anticipate a lot of interest in this opportunity to create a fabulous home. Please call to book an appointment

Approximate Gross Internal Area 878 sq ft – 81 sq m  
 Ground Floor Area 423 sq ft – 39 sq m  
 First Floor Area 304 sq ft – 28 sq m  
 Second Floor Area 151 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.