

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



16 Hoddesdon Road, Stanstead Abbots, Ware, SG12 8EQ

Offers In Excess Of £750,000

JONATHAN HUNT are pleased to offer this individual DETACHED FAMILY HOME located just a few minutes walk from St Margarets train station and High Street Amenities. The property offers flexible accommodation to include an extended family room giving access to the generous sized gardens to the rear. Internally the property feature two bathrooms, Study, Living room and a useful workshop connected to the integral garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LIVING ROOM 14'9" x 12'5" (4.5 x 3.8)



DINING/FAMILY ROOM 21'7" x 10'8" (6.6 x 3.26)



UTILITY SPACE

SHOWER ROOM

KITCHEN 10'5" x 9'1" (3.2 x 2.78)



WORKSHOP 19'8" x 11'1" max (6 x 3.4 max)

STUDY/BEDROOM FOUR 11'1" x 9'3" (3.38 x 2.82)

FIRST FLOOR

BEDROOM ONE 15'1" x 10'2" (4.6 x 3.1)



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BEDROOM TWO 12'5" x 9'6" (3.8 x 2.9)



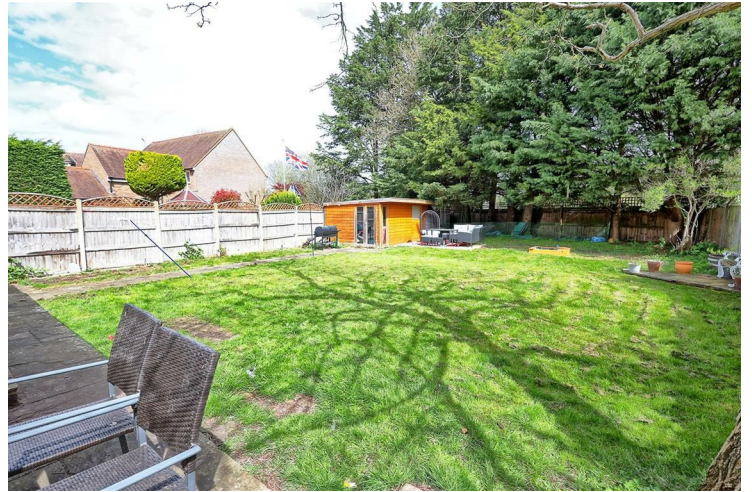
EXTERIOR



BEDROOM THREE 9'10" x 8'0" (3 x 2.46)



REAR GARDENS



BATHROOM



FRONT DRIVEWAY



GARAGE

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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	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	

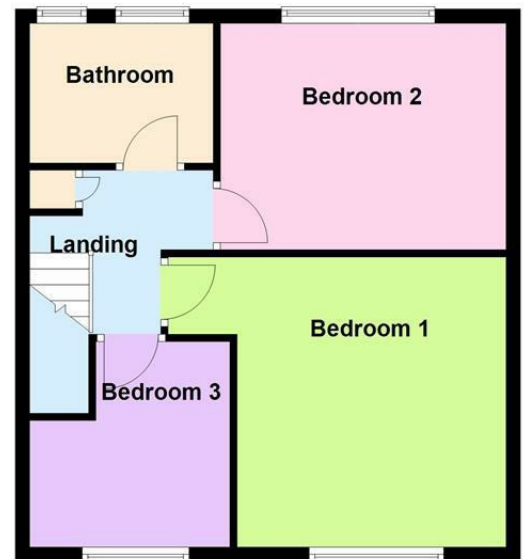
Ground Floor

Approx. 97.3 sq. metres (1047.5 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.