

# Jonathan Hunt

ESTATE AGENCY

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**3 High Street, Hunsdon, SG12 8NH**

**£900,000**

JONATHAN HUNT are pleased to offer ACORN HOUSE, a beautifully presented period home located within the greatly admired village of Hunsdon. The accommodation in brief comprises THREE RECEPTION ROOMS, Kitchen with Utility room, Cloakroom and Cellar. The first floor offers FOUR DOUBLE BEDROOMS, Bathroom and Ensuite. Externally the property provides off street parking for several cars leading to a DETACHED DOUBLE GARAGE, wonderful gardens with a large patio area, outside covered BBQ area and electric gates.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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HUNSDON HISTORY

<https://en.wikipedia.org/wiki/Hunsdon>

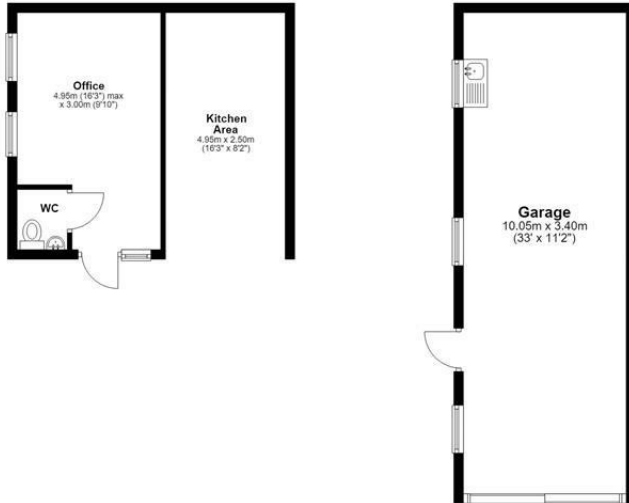


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

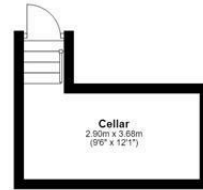
### Outbuilding

Approx. 61.9 sq. metres (666.1 sq. feet)



### Basement

Approx. 7.6 sq. metres (81.3 sq. feet)



### First Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



### Ground Floor

Approx. 77.5 sq. metres (834.0 sq. feet)



Total area: approx. 215.2 sq. metres (2316.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Floor Plan Drawn According To RICS Guidelines  
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Plan produced using PlanUp.

High Street, Hunsdon