

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



The Old Laundry Acorn Street, Hunsdon, Hertfordshire, SG12 8PE

£895,000

JONATHAN HUNT are pleased to offer this unique opportunity to own this 19th century Laundry House located in the highly desirable village of Hunsdon. The property is accessed via a sweeping driveway leading through wonderful gardens and parking for multiple vehicles. Internally the property offers much charm and character with three reception rooms, three double bedrooms and offers great scope to convert and incorporate various outbuildings STPP.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

SITTING ROOM 13'1" x 12'0" (4 x 3.66)



FEATURE FIREPLACE



DINING ROOM 13'1" x 12'6" (4 x 3.83)



INNER HALLWAY

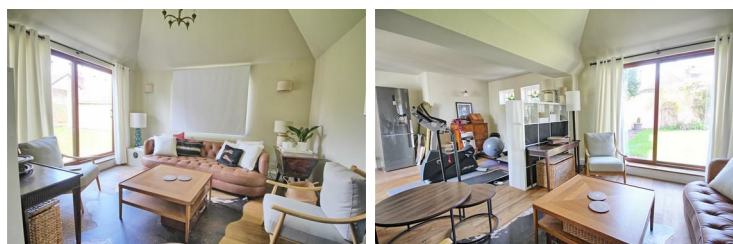


CLOAKROOM

KITCHEN 9'0" x 8'2" (2.75 x 2.5)



LIVING ROOM 24'3" x 13'11" (7.4 x 4.26)



FIRST FLOOR

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BEDROOM 14'5" x 12'5" (4.4 x 3.8)



VEGETABLE GARDEN



BEDROOM 13'1" x 12'2" (4 x 3.73)



GATED ENTRANCE



BEDROOM THREE 13'6" x 7'2" (4.12 x 2.2)

BATHROOM 11'5" x 9'2" (3.5 x 2.8)



SWEEPING DRIVEWAY



WALLED GARDENS



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FRONT GARDENS



GARDENS



OUTBUILDINGS

COUNCIL TAX BAND - F



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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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