

# Jonathan Hunt

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26 High Street, Hunsdon, SG12 8NT

£425,000

JONATHAN HUNT are pleased to offer this DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM High Street cottage. The property offers a great deal of charm and character with an OPEN FIRE PLACE, WOOD BURNING STOVE and exposed beams and brickwork. The cottage is located within the heart of Hunsdon offering easy access to its amenities and a short distance to rail networks servicing London Liverpool Street. Externally there are pretty cottage gardens with TWO TIMBER BUILT OUTHOUSES, ideal for creating a PLACE TO WORK FROM HOME.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 26 High Street, Hunsdon, SG12 8NT

**DINING ROOM 11'3" x 12'5" (3.45 x 3.8)**



**BEDROOM ONE 12'4" x 11'5" (3.76 x 3.49)**



**LIVING ROOM 11'8" x 16'8" (3.56 x 5.1)**



**BEDROOM TWO 11'6" x 11'4" (3.52 x 3.47)**



**KITCHEN 12'4" x 6'11" (3.78 x 2.13)**



**BATHROOM**



**FIRST FLOOR**

EXTERIOR



OUTBUILDING 9'6" x 8'11" (2.92 x 2.73)



GARDENS



COUNCIL TAX BAND D



OUTBUILDING 11'3" x 9'10" (3.43 x 3)

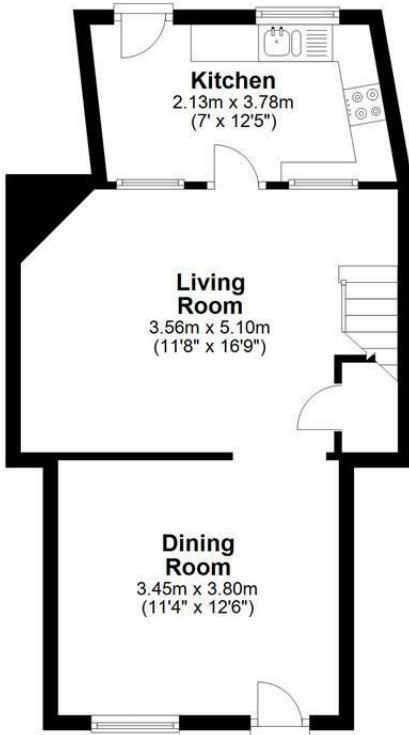


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

### Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



#### Kitchen

2.13m x 3.78m  
(7' x 12'5")

#### Living Room

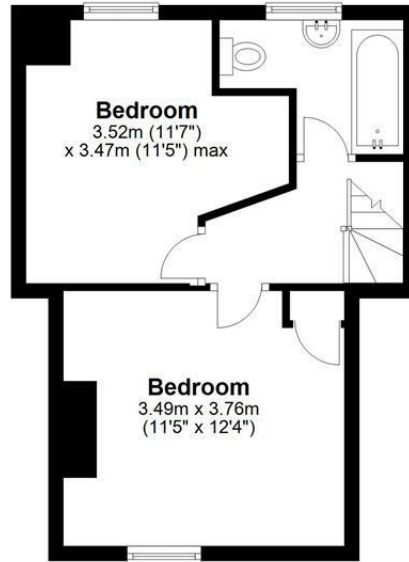
3.56m x 5.10m  
(11'8" x 16'9")

#### Dining Room

3.45m x 3.80m  
(11'4" x 12'6")

### First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



#### Bedroom

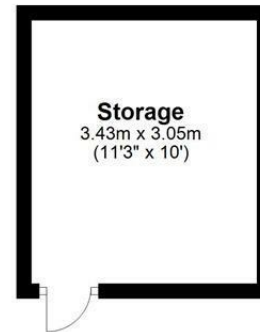
3.52m (11'7")  
x 3.47m (11'5") max

#### Bedroom

3.49m x 3.76m  
(11'5" x 12'4")

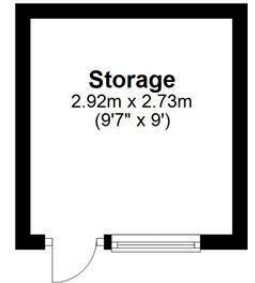
### Outbuildings

Approx. 18.5 sq. metres (198.6 sq. feet)



#### Storage

3.43m x 3.05m  
(11'3" x 10')



#### Storage

2.92m x 2.73m  
(9'7" x 9')

Total area: approx. 90.2 sq. metres (971.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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