

# Jonathan Hunt

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## 1 The Homesteads, Hunsdon, Hertfordshire, SG12 8QJ

**£525,000**

CHAIN FREE - JONATHAN HUNT are pleased to offer this large family home, extended and improved by the current owners. The property features well appointed living space with THREE RECEPTION ROOMS and FOUR BEDROOMS. The property is well presented throughout and benefits from ground and first floor bathrooms. Externally the front and secluded rear gardens have been landscaped with paved and artificial grassed areas.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALLWAY

LIVING ROOM 18'11" x 10'11" (5.78 x 3.34)



## SHOWER ROOM



## FIRST FLOOR

KITCHEN 19'8" x 9'7" (6 x 2.94)



BEDROOM ONE 22'3" x 10'4" (6.8 x 3.17)



BREAKFAST ROOM 12'0" x 9'10" (3.68 x 3)



BEDROOM TWO 12'0" x 9'10" (3.68 x 3)



FAMILY ROOM 17'0" x 9'10" (5.2 x 3)

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**BEDROOM THREE 11'3" x 9'10" (3.45 x 3)**



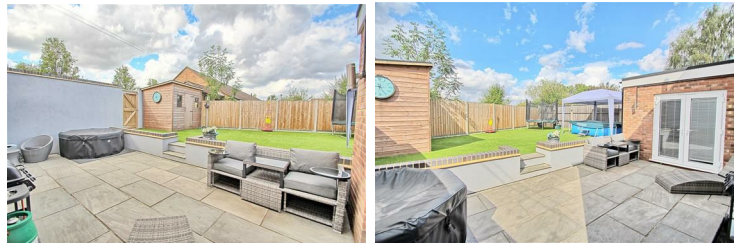
**EXTERIOR**



**BEDROOM FOUR 8'9" x 8'0" (2.68 x 2.46)**



**GARDEN**



**FRONT**




**BATHROOM**




**COUNCIL TAX BAND  
BAND D**



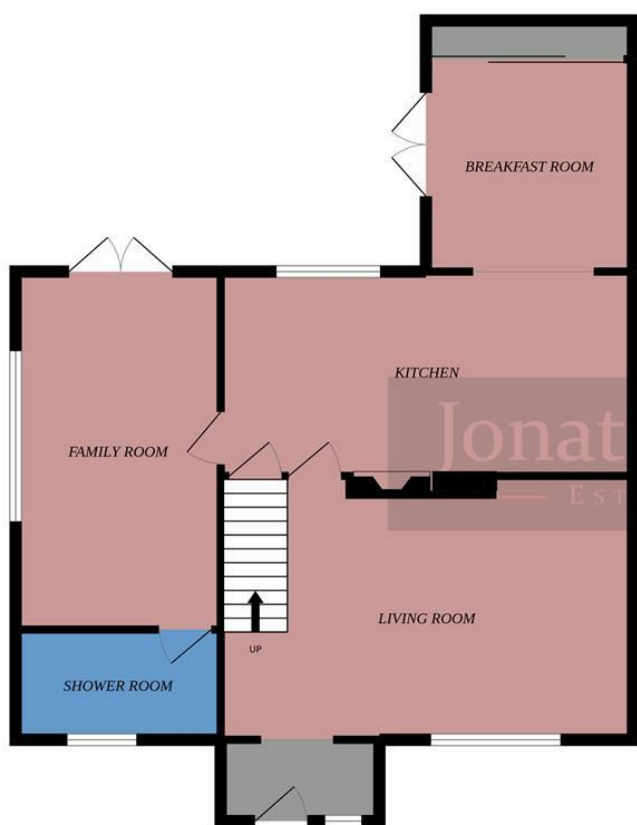
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND FLOOR

1ST FLOOR



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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