

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

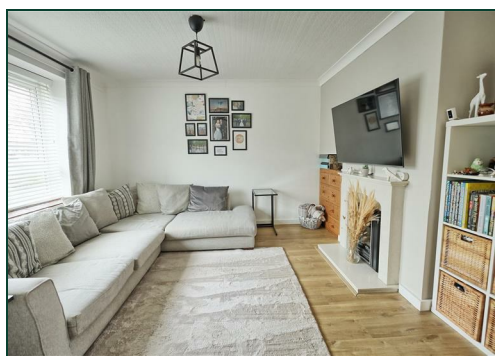
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**70 Bentley Road, Hertford, SG14 2HE**

**£333,000**

JONATHAN HUNT are pleased to offer this SPACIOUS THREE BEDROOM SPLIT LEVEL MAISONETTE located within easy access to Hertford North train line to London. The property is offered in excellent condition and features a well kept garden and off street parking to the front FOR FOUR CARS

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALLWAY

## LIVING ROOM 15'1" x 11'9" (4.62 x 3.6)



## BEDROOM ONE 11'11" x 10'4" (3.64 x 3.15)



## BEDROOM TWO 10'2" x 9'2" (3.1 x 2.8)



## KITCHEN DINING ROOM 18'2" x 9'1" (5.56 x 2.77)



## BEDROOM THREE 8'6" x 7'6" (2.6 x 2.3)



## DINING AREA



## FIRST FLOOR

**SHOWER ROOM**



**EXTERIOR**



**SEPERATE W/C**



**OUTHOUSE**



**REAR GARDEN**



**DRIVEWAY**



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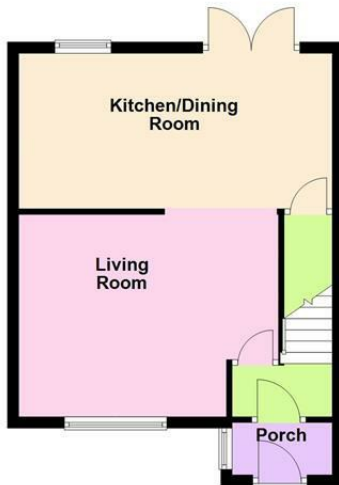
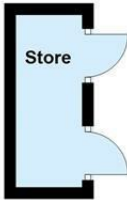
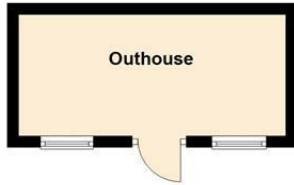


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88
(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	
69	
England & Wales	EU Directive 2002/91/EC

**Ground Floor**

Approx. 51.7 sq. metres (556.8 sq. feet)



**First Floor**

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 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.