

# Jonathan Hunt

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63 High Street, Hunsdon, Ware, SG12 8NJ

£399,995

JONATHAN HUNT are pleased to offer this beautifully presented TWO BEDROOM PERIOD COTTAGE located within the heart of this picturesque East Herts village. The property offers a great deal of charm and character with bright rooms, exposed beams along with a modern refitted Kitchen and Bathroom suite. Externally the property features cottage gardens with picket fencing, a westerly facing rear courtyard with a useful DETACHED OUTBUILDING ideal for a Utility/Gym or home office conversion.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**63 High Street, Hunsdon, Ware, SG12 8NJ**

**LIVING ROOM 18'3" x 12'2" (5.57 x 3.72)**



**KITCHEN 14'11" x 6'6" (4.56 x 2)**



**FIRST FLOOR**



**FEATURE FIREPLACE**



**BEDROOM ONE 12'7" x 9'4" (3.85 x 2.87)**



**DINING AREA**



# 63 High Street, Hunsdon, Ware, SG12 8NJ

## BEDROOM TWO 9'10" x 9'6" max (3 x 2.9 max)



## OUTHOUSE/UTILITY 11'5" x 9'10" (3.5 x 3)



## BATHROOM



## FRONT PORCH




## REAR GARDEN




## FRONT GARDEN



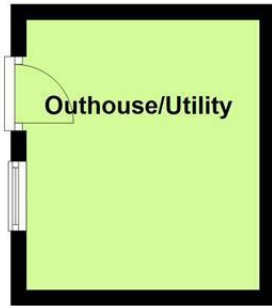
# 63 High Street, Hunsdon, Ware, SG12 8NJ

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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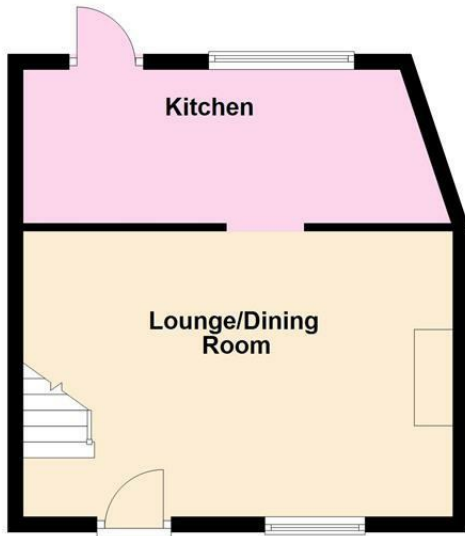
### Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 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.