

# Jonathan Hunt

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**Etheldene Cambridge Road, Thundridge, Hertfordshire, SG12 0SU**

**£899,995**

JONATHAN HUNT are pleased to offer this THREE/FOUR DOUBLE BEDROOM family home situated in the delightful village location of Thundridge. Originally built in 1926, the property has recently undergone significant improvements to create a modern and balanced living space. The property features three reception rooms, modern kitchen/breakfast room, utility room, downstairs cloakroom, family bathroom with additional en-suite, loft room, private driveway and STUNNING 100ft + REAR GARDEN. We strongly advise an internal viewing to appreciate this lovely home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# Etheldene Cambridge Road, Thundridge, Hertfordshire, SG12 0SU

## FRONT ASPECT

### ENTRANCE HALL



## KITCHEN/BREAKFAST ROOM 21'6 x 10'7 (6.55m x 3.23m)



## HALLWAY STORAGE

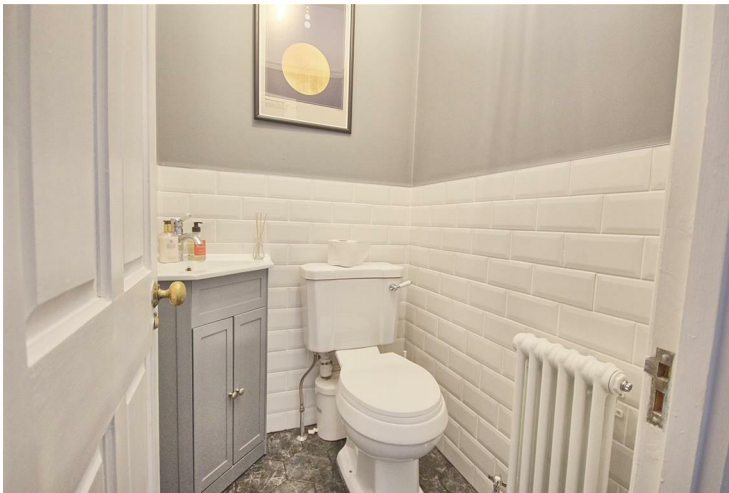


## UTILITY AREA

## LIVING ROOM 25'3 x 16'2 (max) (7.70m x 4.93m (max))



## CLOAKROOM



## STUDY 10'11 x 10'3 (3.33m x 3.12m)



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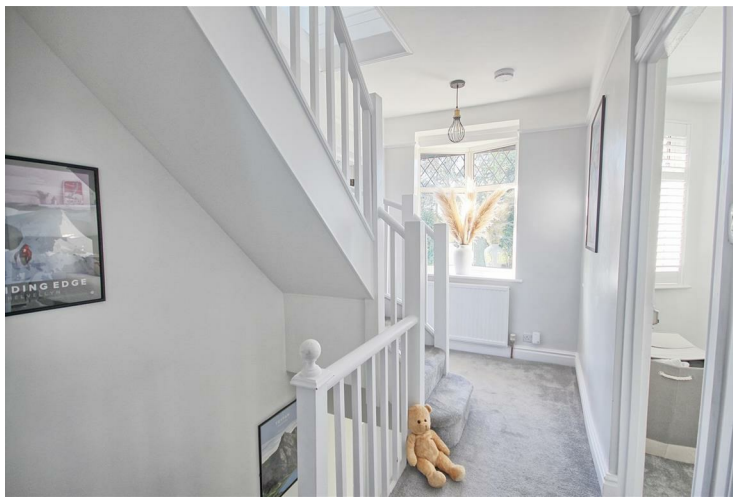
**SITTING ROOM 10'5 x 10 (3.18m x 3.05m)**



**EN-SUITE**



**FIRST FLOOR LANDING**



**BEDROOM TWO 10'9 x 10'3 (3.28m x 3.12m)**



**MASTER BEDROOM 19'9 x 10'6 (6.02m x 3.20m)**



**BEDROOM THREE 12'7 x 9'2 (3.84m x 2.79m)**



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## FAMILY BATHROOM 9'5 x 7'4 (2.87m x 2.24m)



## LOFT ROOM 23'6 x 12'2 (7.16m x 3.71m)



REAR GARDEN

REAR ASPECT

DRIVEWAY

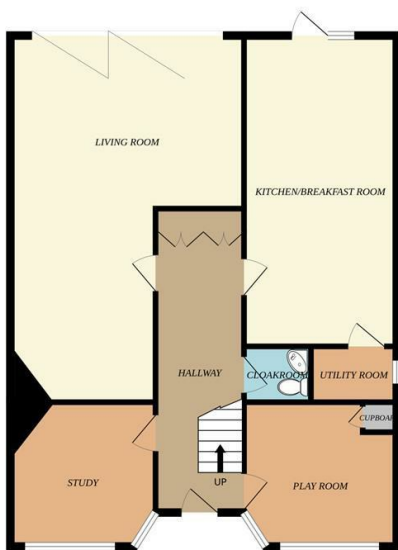
COUNCIL TAX BAND E



Energy Efficiency Rating	
	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>77</b>
	<b>56</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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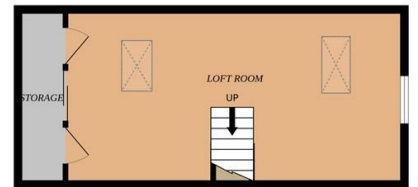
GROUND FLOOR



1ST FLOOR



2ND 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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