



## Tanners Way

Hunsdon, SG12 8QF

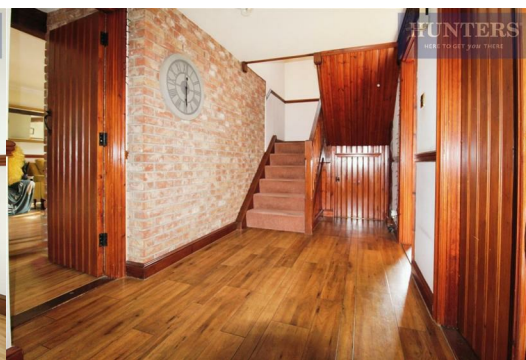
£2,500



This neutrally decorated 4-bedroom detached house is available **\*\*to let\*\*** in the desirable Hertfordshire village of Hunsdon, near Ware. The property offers two reception rooms, providing flexible living space. One reception room is open-plan with a fireplace, garden views and direct access to the garden, creating a practical area for everyday living and entertaining.

There is one kitchen, benefiting from good natural light and a defined breakfast area. The house includes three bathrooms, supporting comfortable family living. Externally, the property features a garden with a dedicated BBQ area, as well as parking and a double garage.

Hunsdon is well placed for access to green spaces, walking routes and cycling routes, with countryside paths and lanes close by. The village and surrounding area offer a selection of nearby schools, making this home suitable for families seeking education options within reasonable reach.



### Entrance Hallway

Large entrance Hallway with radiator and wood flooring to stairs rising to first floor, storage cupboard and doors to Shower room, Living room, kitchen and dining room

### Shower Room

Suite comprising low level w.c. Wash hand basin. Radiator, Shower Cubicle, obscured window to front aspect.

### Living Room 22'10" x 11'1" (6.96m x 3.38m )

Wood flooring, two radiators, exposed beams, doors to the garden. Dado railing, coved ceiling. The main feature of this room being the magnificent brick built feature fireplace.

### Study Area

Double glazed window to side aspect, phone point, tv point, radiator and skylights, wood flooring, dado railing and spotlighting.

### Dining Room 14'7" x 10'9" (4.47m x 3.28m)

Double glazed window to front aspect, wood flooring, radiator, exposed beams, tv point.

### Kitchen/Breakfast Room 14'4" x 11'3" (4.39m x 3.45m )

Fitted with a comprehensive range of wall and base units with work tops over incorporating an inset one and a half bowl sink and drainer unit with mixer tap and tiling to splashback areas. Fitted double electric oven, fitted gas hob with extractor over, space and plumbing for dishwasher and automatic washing machine and fridge/freezer. Coved ceiling, spotlighting, tiled flooring, double glazed window and door to rear aspect.

### First Floor Landing

Doors leading off, access to loft space, skylight, exposed beams.

### Master Bedroom 14'6" x 11'5" (4.42m x 3.48m )

Wood flooring, double glazed window to front aspect, radiator, exposed beams, tv point, airing cupboard housing water tank, walk-in wardrobe with window to side aspect.

### En-Suite

Suite comprising panel enclosed bath with shower attachment, separate shower cubicle with wall mounted power shower, pedestal wash hand basin and low level flush w.c. Radiator, partly tiled, wood flooring.

### Bedroom Two 12'4" x 8'2" (3.78m x 2.49m )

Double glazed window to front aspect, radiator, exposed beams, power points, fitted carpet.

### Bedroom Three 8'11" x 8'2" (2.72m x 2.49m )

Double glazed window to front aspect, radiator, exposed beams, power points, fitted carpet

### Bedroom Four 10'4" x 6'9" (3.15m x 2.06m )

Double glazed window to rear aspect, radiator, power points, exposed beams and fitted carpet.

### Family Bathroom

Suite comprising panel enclosed bath with shower head over, pedestal wash hand basin and low level flush w.c. Radiator, skylight and exposed beams.

### Rear Garden

A wonderful feature of this property is the rear garden with a large lawned area, mature planting, patio, outside tap, greenhouse and garden shed, secluded with fenced perimeters.

### Views Over Countryside

Wonderful countryside views to the front of the property.

### Front Of The Property

Planted beds, side access, two parking spaces leading to;

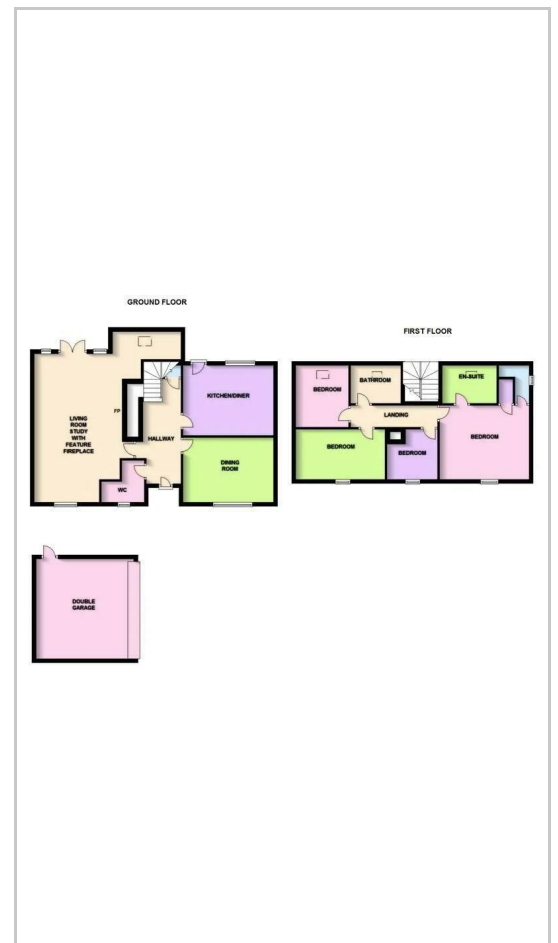
### Detached Double Garage

Double garage with power and light, eaves storage and up & over door.

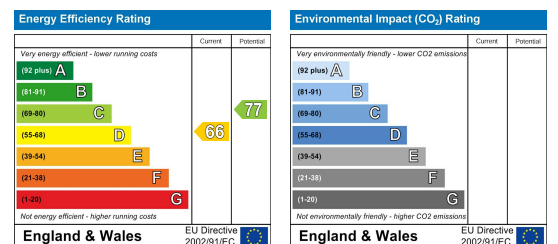
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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