

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**5A Gladstone Road, Dane End, SG12 0NH**

**£625,000**

COMING SOON - JONATHAN HUNT are pleased to offer this BRAND NEW THREE BEDROOM DETACHED HOME which is nearing completion. The property benefits from a LARGE CORNER LANDSCAPED PLOT along with parking to the front for TWO CARS. Internally the property offers a Kitchen/dining room, ground floor Cloakroom, dual aspect Living room and two bathroom facilities on the first floor one being Ensuite. Please call for further information or to arrange a site visit.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

5A Gladstone Road, Dane End, SG12 0NH

ENTRANCE HALLWAY

CLOAKROOM

KITCHEN/DINING ROOM 18'0" x 10'2" (5.5 x 3.12)

LIVING ROOM 17'8" x 10'5" (5.4 x 3.2)

FIRST FLOOR

BEDROOM ONE 12'5" x 10'5" (3.8 x 3.2)

ENSUITE

BEDROOM TWO 10'2" x 10'2" (3.1 x 3.1)

BEDROOM THREE 10'2" x 7'2" (3.1 x 2.2)

FAMILY BATHROOM

EXTERIOR



GARDENS



FRONT ASPECT

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

