

Jonathan Hunt

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Randles Cottage, 75 High Street, Hunsdon, Hertfordshire, SG12 8NJ

Offers In Excess Of £475,000

JONATHAN HUNT are pleased to offer this delightful Grade 11 listed cottage located in the sought after village of Hunsdon. The property has been well maintained throughout, offers spacious living accommodation to include **FOUR RECEPTION ROOMS** and believed to have once have been two cottages, dating back to the 15th or early 16th Century. Externally the property benefits from Westerly facing gardens, garden store and **PRIVATE PARKING AREA**.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



CONSERVATORY 13'1" x 8'0" (4 x 2.46)



DINING ROOM 12'1" x 11'0" (3.7 x 3.37)



UTILITY ROOM



SITTING ROOM 14'7" x 11'8" (4.47 x 3.58)



FIRST FLOOR

STUDY/WORK AREA 12'4" x 9'5" (3.78 x 2.88)



KITCHEN 10'11" x 8'10" (3.35 x 2.71)



BEDROOM 13'9" x 12'8" (4.2 x 3.87)



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BATHROOM



GARDEN STORE



BEDROOM 14'4" x 10'11" (4.38 x 3.33)



GARDENS



W/C



PRIVATE PARKING AREA



COUNCIL TAX BAND E

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST 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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