

# 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



**2 Sheares Hoppit, Hunsdon, SG12 8NQ**

**£1,000,000**

JONATHAN HUNT are pleased to offer this UNIQUE DETACHED BUNGALOW finished to the highest standard offering generous accommodation approaching 2400 square feet. The property is located within a small private cul de sac of only five luxury homes in the sought after village of Hunsdon. Internally the properties offer THREE LARGE BEDROOMS all with built in wardrobes and Master with En-suite, open plan Kitchen/dining room, Utility room and a wonderful Living room with access to the rear gardens. Externally the property benefits from a double garage, parking for several cars, secluded rear gardens with garden room and BBQ area. VIEWING RECOMMENDED.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 2 Sheares Hoppit, Hunsdon, SG12 8NQ

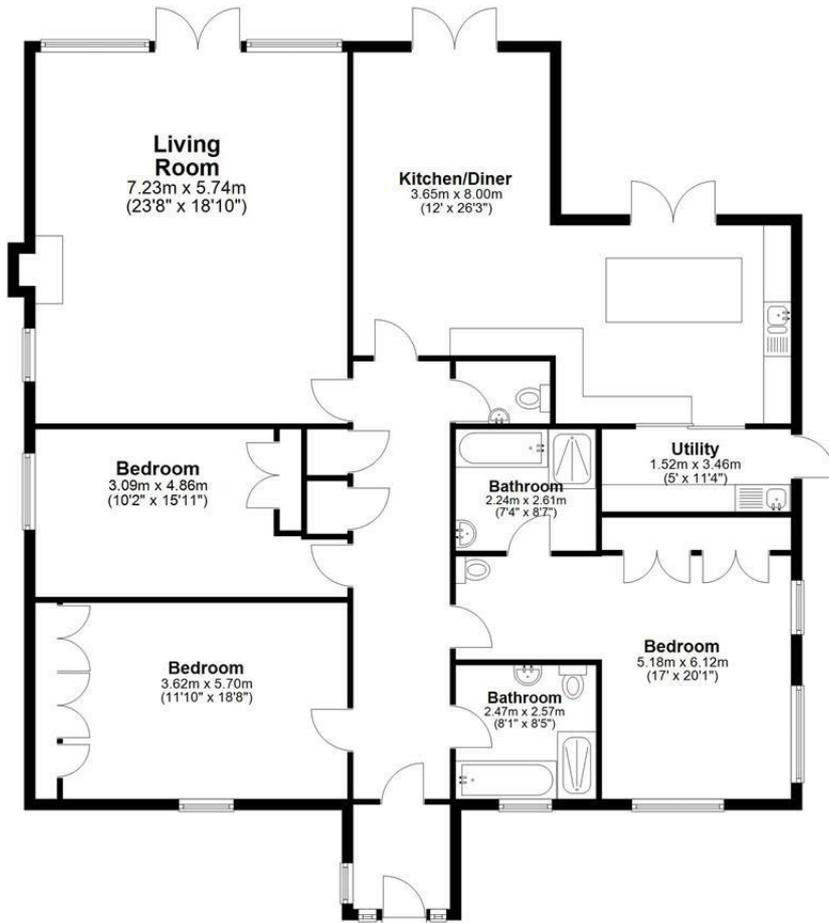


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		86	87
(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 	

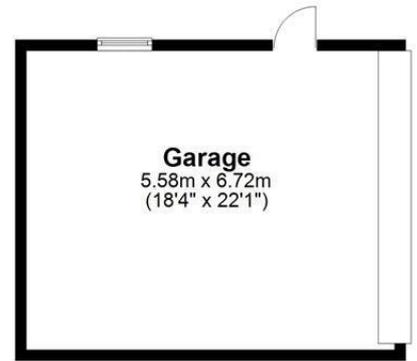
**Ground Floor**

Approx. 181.7 sq. metres (1956.2 sq. feet)



**First Floor**

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 219.3 sq. metres (2360.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

© @modphoto.co.uk | www.modphoto.co.uk  
Plan produced using PlanUp.

**Shearers Hoppit**