

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



36 Ditchfield Road, Hoddesdon, EN11 9HS

Asking Price £425,000

JONATHAN HUNT are pleased to offer this well presented THREE DOUBLE BEDROOM home. The property features Kitchen/Dining room, refitted Bathroom, generous gardens to the rear and OFF STREET PARKING FOR TWO CARS. Further benefits include double glazed windows, gas central heating and side access.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

36 Ditchfield Road, Hoddesdon, EN11 9HS

ENTRANCE HALLWAY

LIVING ROOM 14'0" x 12'11" (4.28 x 3.94)



BEDROOM ONE 13'1" x 15'2" (4 x 4.64)



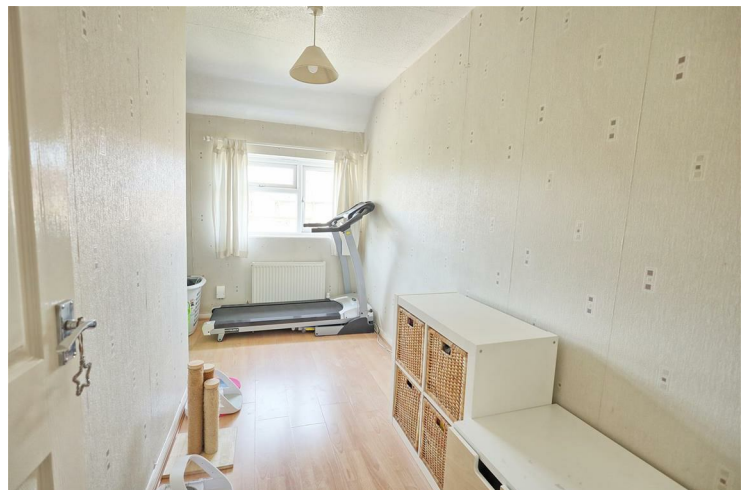
BEDROOM TWO 10'5" x 11'2" (3.2 x 3.41)



KITCHEN/DINING ROOM 18'3" x 25'9" (5.58 x 7.86)



BEDROOM THREE 8'11" x 12'9" x 5'6" (2.74 x 3.9 x 1.7)



FIRST FLOOR



36 Ditchfield Road, Hoddesdon, EN11 9HS

BATHROOM 5'6" x 9'4" (1.7 x 2.87)



EXTERIOR



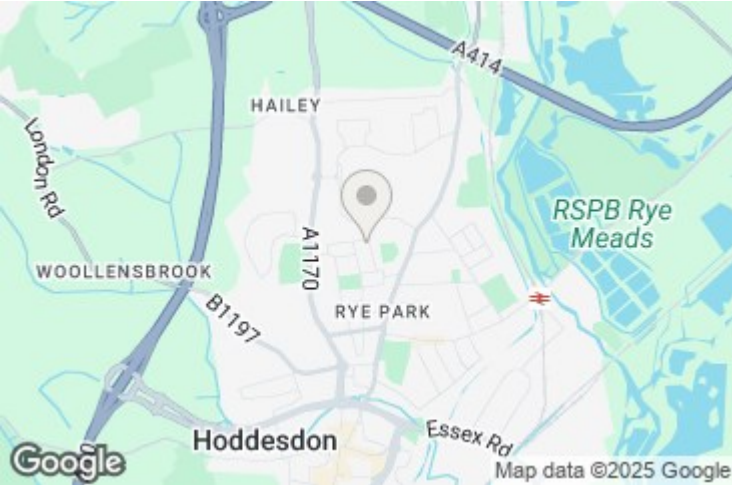
REAR GARDEN



DRIVEWAY FOR TWO CARS



GARDENS



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.