

Jonathan Hunt

ESTATE AGENCY

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36 Hazeldell, Watton At Stone, Hertfordshire, SG14 3SN

£499,995

JONATHAN HUNT are pleased to offer this deceptively spacious FIVE BEDROOM FAMILY HOME positioned within a quiet cul de sac location close to the High Street and Watton at Stone train line to London. The property has been extended to create great sized living space as well as the option to offer an Annexe with its own shower facility. Externally the property features a good sized garden with side access and driveway for two cars with CHARGING POD. - CHAIN FREE

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ENTRANCE HALLWAY



SHOWER ROOM



PLAYROOM/HOME OFFICE 11'1" x 7'4" (3.39 x 2.24)



KITCHEN/DINING ROOM 15'8" x 14'9" (4.8 x 4.5)



BEDROOM FOUR 11'1" x 8'0" (3.4 x 2.46)



LIVING ROOM 16'10" x 15'3" (5.14 x 4.67)



FIRST FLOOR

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BEDROOM ONE 13'3" x 9'1" including wardrobes (4.06m x 2.79m including wardrobes)



BATHROOM



BEDROOM TWO 13'1" x 9'0" (4 x 2.75)



EXTERIOR



BEDROOM THREE 9'7" x 6'11" (2.93 x 2.11)



REAR GARDEN



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DRIVEWAY



COUNCIL TAX BAND - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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