

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



4 Wicklands Road, Hunsdon, Ware, SG12 8PD

£575,000

JONATHAN HUNT are pleased to offer this extended FOUR BEDROOM FAMILY HOME located within this sought after village cul de sac. The property offers spacious living accommodation with mature front and rear gardens, garage and driveway for three cars. - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



CONSERVATORY 18'10" x 9'2" (5.76 x 2.8)



KITCHEN/BREAKFAST ROOM 16'0" x 12'5" (4.88 x 3.8)



LIVING ROOM 12'5" x 11'9" (3.8 x 3.6)



FIRST FLOOR

BEDROOM ONE 13'5" x 11'1" (4.1 x 3.4)



DINING ROOM 12'5" x 11'9" (3.8 x 3.6)



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BEDROOM TWO 12'5" x 12'9" max (3.8 x 3.9 max)



BATHROOM



BEDROOM THREE 8'2" x 6'10" (2.5 x 2.1)



REAR GARDEN



BEDROOM FOUR 8'10" x 7'10" max (2.7 x 2.4 max)



EXTERIOR



GARAGE 17'0" x 7'6" (5.2 x 2.3)

DRIVEWAY AND FRONT GARDEN

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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

Approx. 84.0 sq. metres (904.1 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



Total area: approx. 137.6 sq. metres (1481.5 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.