

Jonathan Hunt

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7 Hollands Croft, Hunsdon, Hertfordshire, SG12 8NR

Offers In Excess Of £450,000

COMING SOON - JONATHAN HUNT are pleased to offer this extended THREE BEDROOM SEMI DETACHED VILLAGE HOME. The property is located within a small cul de sac offering off street parking for two cars. The property benefits from Upvc glazing, gas central heating, downstairs WC and SOUTH FACING REAR GARDEN.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 21'3" x 14'5" max (6.5 x 4.4 max)



BEDROOM ONE 11'11" x 10'5" (3.64 x 3.2)



KITCHEN/DINING ROOM 20'3" x 15'7" max (6.19 x 4.76 max)



BEDROOM TWO 12'3" x 9'0" (3.75 x 2.76)



CLOAKROOM

FIRST FLOOR

BEDROOM THREE 9'0" x 8'2" (2.76 x 2.5)




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BATHROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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

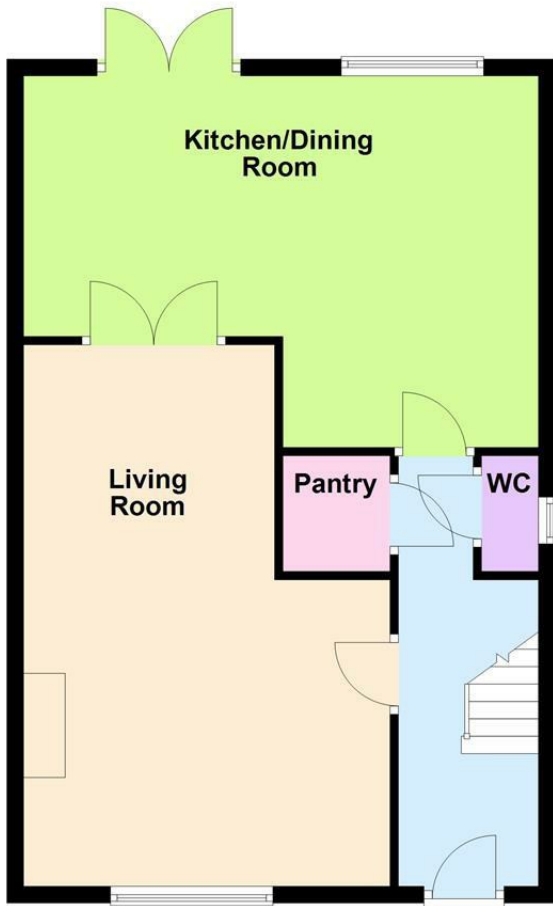
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		86	
(81-91) B			
(69-80) C	75		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

REAR GARDEN



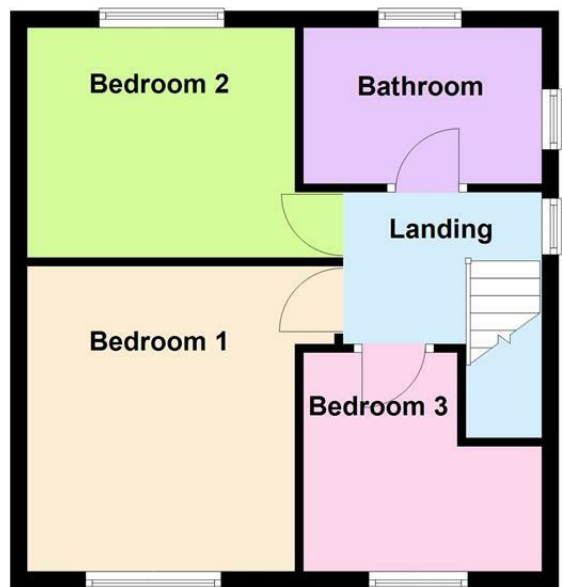
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 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.