

# Jonathan Hunt

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**27 Widford Road, Hunsdon, SG12 8NN**

**£725,000**

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM DETACHED 1930's Bungalow located in the sought after village of Hunsdon. The property offers spacious accommodation throughout to include a thoughtfully designed Sun room which enjoys West facing views across farmland along with wonderful sun sets.

Externally the property features a manageable sized garden and to the front a gravel driveway for several cars - CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**27 Widford Road, Hunsdon, SG12 8NN**

**ENTRANCE HALLWAY**

**CLOAKROOM**



**LIVING ROOM 16'10" x 13'1" (5.15 x 4)**



**SUN ROOM 12'10" x 9'10" (3.92 x 3)**



**SITTING ROOM 19'0" x 11'3" (5.8 x 3.45)**



**KITCHEN/BREAKFAST ROOM 14'9" x 13'1" (4.5 x 4)**



**INNER HALLWAY**



**27 Widford Road, Hunsdon, SG12 8NN**

**UTILITY ROOM 10'2" x 9'1" (3.1 x 2.77)**



**BEDROOM TWO 11'2" x 10'6" (3.42 x 3.22)**



**WORKSHOP 10'6" x 8'2" (3.22 x 2.51)**

**BATHROOM**



**BEDROOM THREE 11'3" x 8'2" (3.45 x 2.51)**



**BEDROOM ONE 11'3" x 11'2" (3.45 x 3.41)**



**REAR GARDEN**



27 Widford Road, Hunsdon, SG12 8NN

GARDENS



FARM LAND VIEWS



EXTERIOR



LARGE DRIVEWAY



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

### Ground Floor

Approx. 145.1 sq. metres (1562.2 sq. feet)



Total area: approx. 145.1 sq. metres (1562.2 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.