

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



Geneve House, 25 Ware Road, Hoddesdon, EN11 9AA

Offers In Excess Of £850,000

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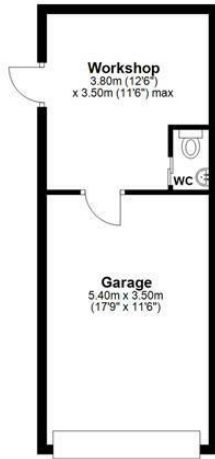
JONATHAN HUNT are pleased to offer this DISTINCTIVE PERIOD HOME featuring an abundance of living space arranged over four floors. This attractive double fronted home offers FOUR BEDROOMS, three reception rooms, Two Bathrooms, Utility room and Kitchen/Breakfast room. The property benefits from a wealth of character to include panelled staircases, feature fireplaces and high ceilings. Externally, the property enjoys generous West facing gardens, detached garage with workshop and off street parking for several cars.



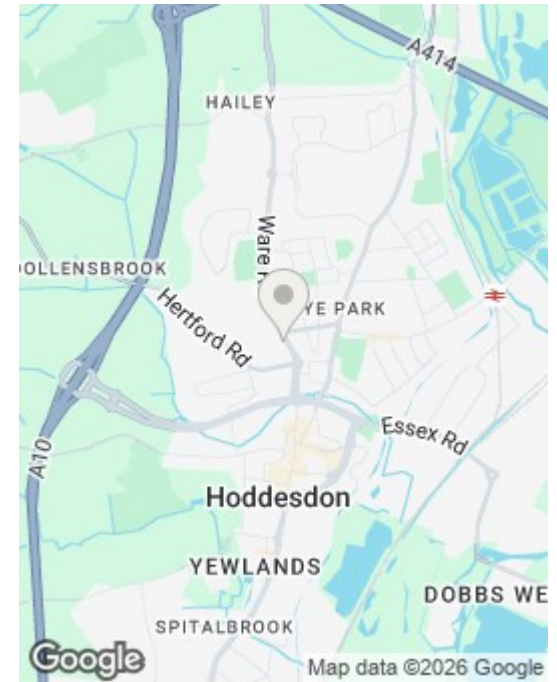
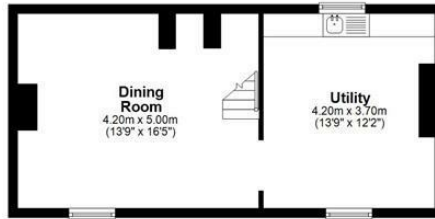




Outbuilding
Approx. 32.6 sq. metres (350.4 sq. feet)



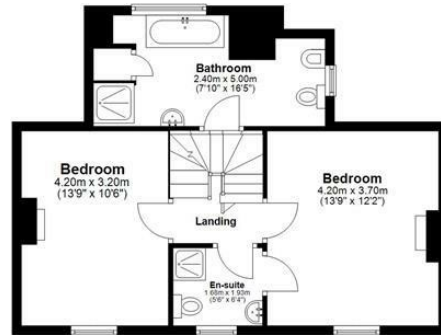
Basement
Approx. 37.0 sq. metres (397.8 sq. feet)



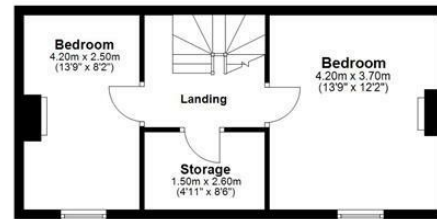
Ground Floor
Approx. 59.8 sq. metres (643.4 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.5 sq. feet)



Second Floor
Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 217.0 sq. metres (2336.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp

Ware Road

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	39		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC