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8 Roydon Road, Stanstead Abbots, Hertfordshire, SG12 8EZ

£695,000

JONATHAN HUNT are pleased to offer this OUTSTANDING DOUBLE FRONTED FORMER SCHOOL MASTERS HOUSE located just a short walk from Stanstead Abbots High Street and St Margaret's station. The property has been renovated to an excellent standard throughout offering a great deal of character and charm. Internally the accommodation benefits from two reception rooms, a bespoke Kitchen with Cloakroom, Pantry and boot room with dedicated utility area. The first floor offers three bedrooms, Ensuite and family Bathroom all accessed from an impressive landing. Externally the landscaped gardens and entertainment area are a real feature of this home which includes an exterior home office and a driveway for three cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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

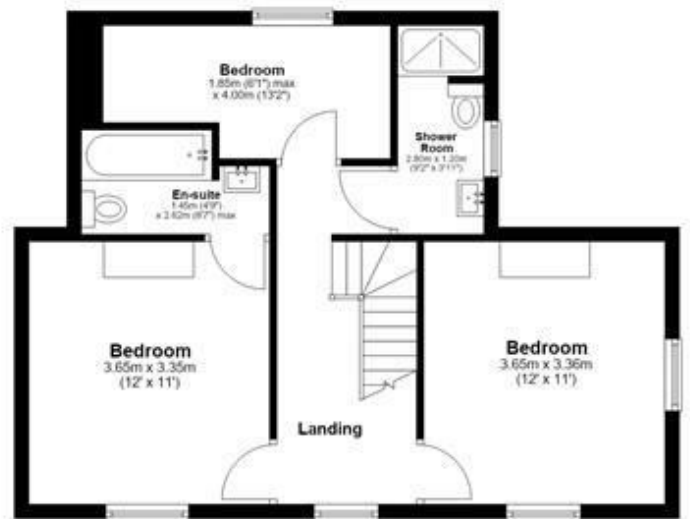
Ground Floor

Approx. 79.1 sq. metres (851.9 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Roydon Road

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