

# Jonathan Hunt

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**6 Hanbury Mews, Thundridge, Herts, SG12 0UB**

**£670,000**

JONATHAN HUNT are pleased to offer this rarely available THREE BEDROOM HOME located within the highly regarded Hanbury Manor Country Club. The property features a Living/Dining room, Conservatory, modern Kitchen, Cloakroom and Ensuite to the master bedroom. Externally the property has a small courtyard garden, Carport and visitors parking. - There is an annual service charge of £2,500 for communal areas. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 6 Hanbury Mews, Thundridge, Herts, SG12 0UB

### ENTRANCE HALLWAY

### CLOAKROOM

### LIVING/DINING ROOM 26'6" x 13'1" (8.1 x 4)



### KITCHEN 9'4" x 8'6" (2.87 x 2.6)



### CONSERVATORY 16'1" x 10'5" (4.91 x 3.2)



### FIRST FLOOR

### BEDROOM ONE 13'1" x 10'4" (4 x 3.16)



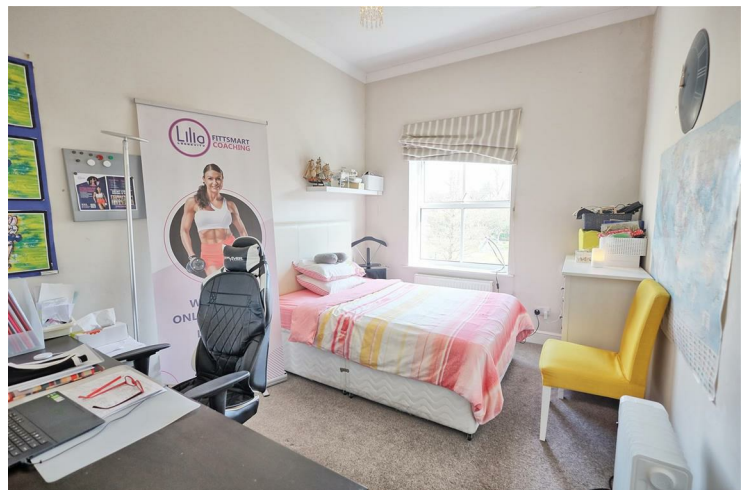
### ENSUITE



### BEDROOM TWO 13'1" x 10'8" (4 x 3.26)



### BEDROOM THREE 12'5" x 9'5" (3.8 x 2.88)





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### BATHROOM



### CARPORT



### EXTERIOR



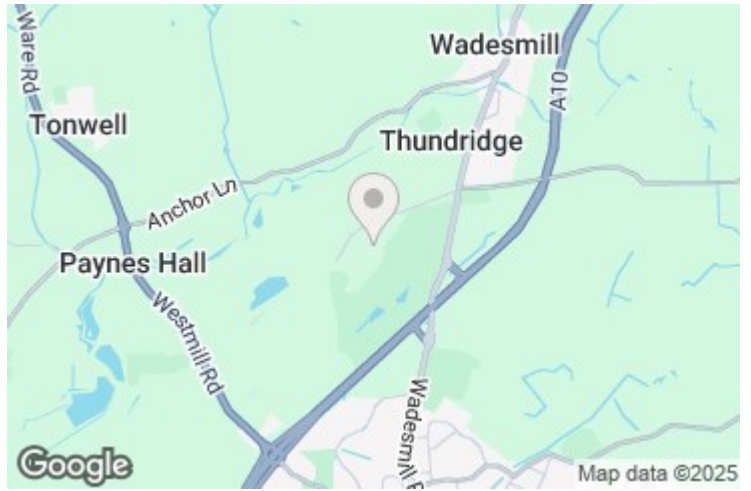
### COMMUNAL GARDENS




### COURTYARD GARDENS




### COUNCIL TAX BAND - G



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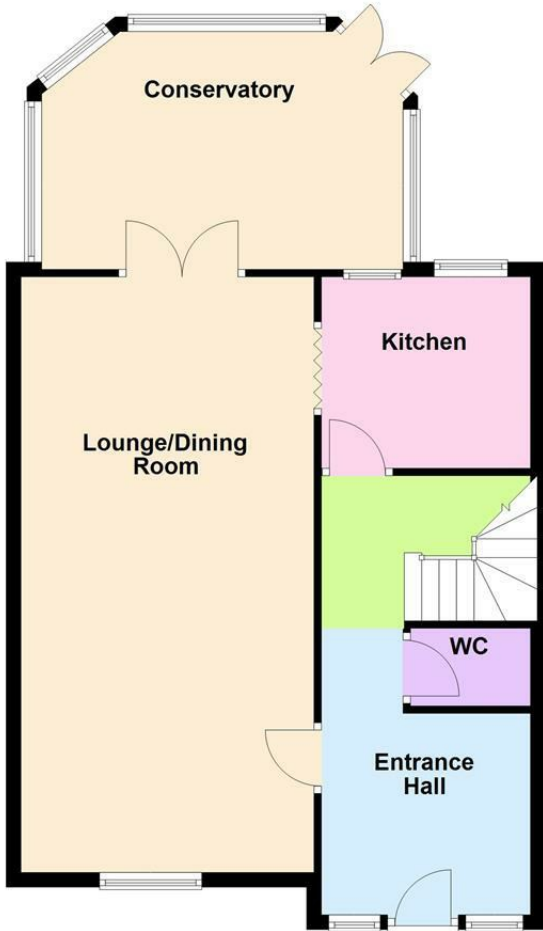
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



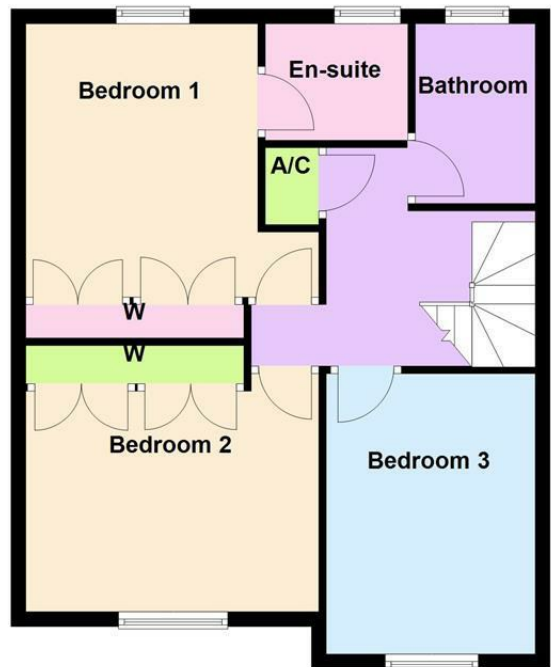
### Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 130.4 sq. metres (1403.8 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.