

# Jonathan Hunt

ESTATE AGENCY

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**5 St. Dunstans Road, Hunsdon, Hertfordshire, SG12 8QH**

**£550,000**

JONATHAN HUNT are pleased to offer this well presented THREE/FOUR BEDROOM FAMILY HOME, situated in a quiet cul-de-sac within the idyllic village of Hunsdon, with pubs, post office, an exemplary primary school and plenty of nature walks, only a short drive from various towns, stations and secondary schools. Offering substantial living space that could also provide an opportunity to become an annexe, the property must be viewed internally to be fully appreciated.

FRONT ASPECT

ENTRANCE HALLWAY

LIVING ROOM 15'8 x 15 (4.78m x 4.57m)



UTILITY ROOM



FIRST FLOOR LANDING

BEDROOM ONE 13 x 11'2 (3.96m x 3.40m)



KITCHEN/DINING ROOM 18'8 x 8 (5.69m x 2.44m)



BEDROOM TWO 12'9 x 10'4 (3.89m x 3.15m)



BEDROOM FOUR/STUDY 14 x 11'2 (4.27m x 3.40m)



CLOAKROOM

# 5 St. Dunstans Road, Hunsdon, Hertfordshire, SG12 8QH

## BEDROOM THREE 8'8 x 7'6 (2.64m x 2.29m)



## BATHROOM



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		

## REAR GARDEN





GROUND FLOOR  
APPROX. FLOOR  
AREA 843 SQ.FT.  
(78.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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