

Jonathan Hunt

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15 Wicklands Road, Hunsdon, Hertfordshire, SG12 8PD

£970,000

JONATHAN HUNT are pleased to offer this spacious family property offered in excellent condition throughout. The property has been the subject of great improvement by the current owners and offers a wonderful welcoming home to live and entertain. The property is located within a small quiet cul de sac and benefits from a generously sized garden backing on to allotments. An internal viewing is advised to appreciate this substantial family home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LOCATION

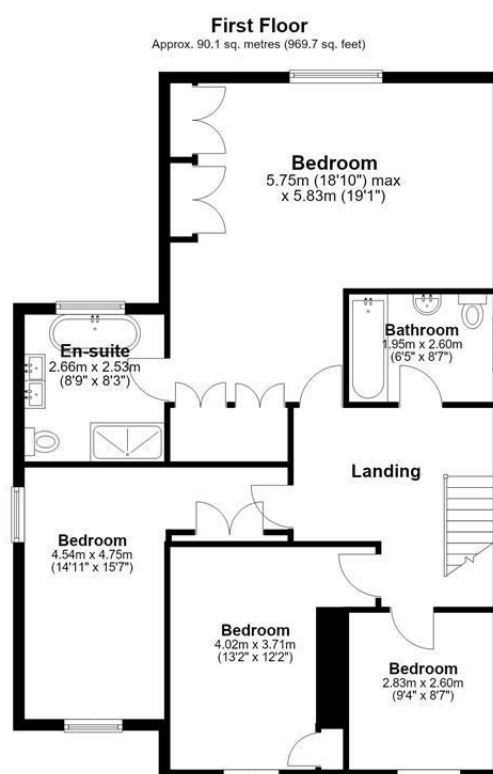
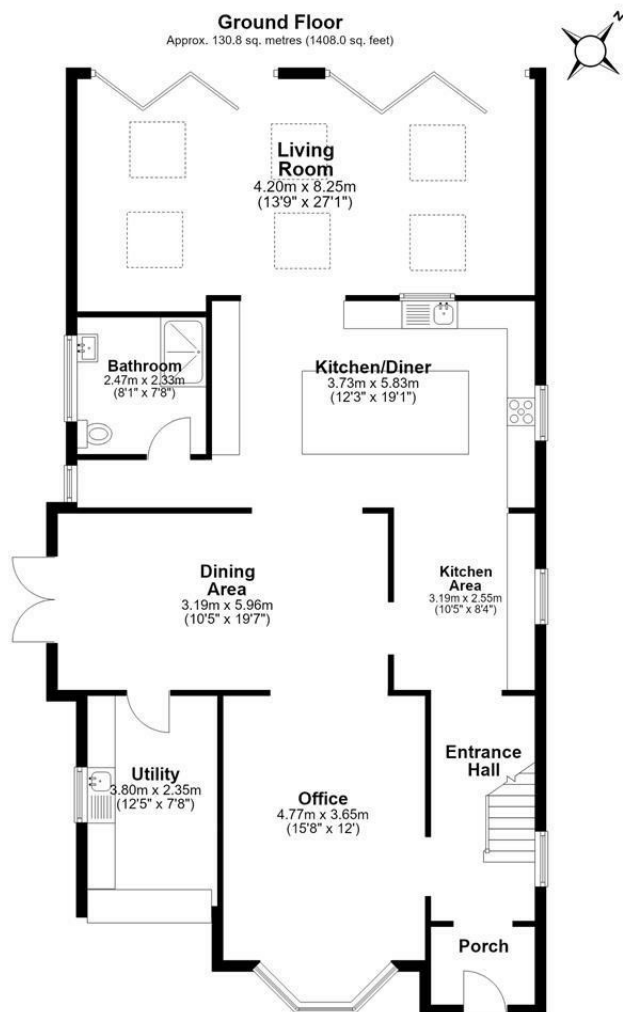
The village of Hunsdon boasts two excellent pubs, The award winning Fox and Hounds along with the traditional Crown public house. In addition there is a petrol garage and an excellent Post office and store in the near by village of Much Hadham. The transport links are very good with Harlow Town station providing a 30 minute service by train to London and in addition, Roydon and St Margaret's Stations are close by. The location is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Both state and private education is very well catered for with Heath Mount, Duncombe school, St Edmunds College, Haileybury and Bishops Stortford College all within easy reach along with Hunsdon JMI Primary and St Andrew's C of E Primary School and Nursery in Much Hadham.

There is a variety of active organisations for all ages including Badminton and Gardening Club, Baby and Toddler group, Scouts, Cubs and Beavers all held in the Village Hall



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	



Total area: approx. 220.9 sq. metres (2377.7 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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Wicklands Road