

Jonathan Hunt

ESTATE AGENCY

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68 Granville Gardens, Hoddesdon, EN11 9QD

Offers In Excess Of £525,000

JONATHAN HUNT are pleased to offer this extended FOUR BEDROOM FAMILY HOME (Three doubles with floor to ceiling wardrobes). The property features, double glazed windows, gas central heating and well kept gardens to the front and rear. Further benefits include an open plan Kitchen/dining room, Bathroom and separate fully fitted shower room, integral garage and driveway.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

LIVING ROOM 17'2 x 12'2 (5.23m x 3.71m)



BEDROOM ONE 12'8 x 10'7 (3.86m x 3.23m)



BEDROOM TWO 14'2 x 7'5 (4.32m x 2.26m)



DINING ROOM 17'2 x 11'2 (5.23m x 3.40m)



BEDROOM THREE 11'6 x 9'2 (3.51m x 2.79m)



KITCHEN 11'4 x 7'4 (3.45m x 2.24m)



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BEDROOM FOUR 9 x 6'5 (2.74m x 1.96m)



REAR GARDEN



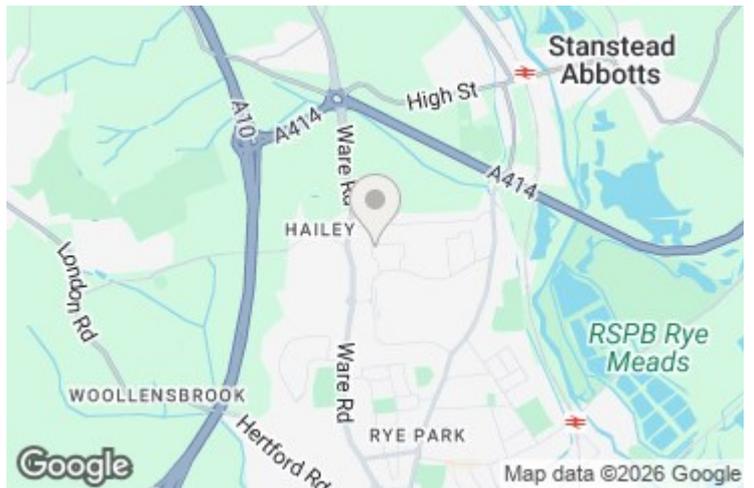
BATHROOM



EXTERIOR



SHOWER ROOM



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			
		71	77
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			
		71	77
England & Wales		EU Directive 2002/91/EC	

