

Jonathan Hunt

ESTATE AGENCY

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4 London Road, Buntingford, Hertfordshire, SG9 9JN

Realistic Offers Considered £800,000

A very grand detached property situated in a large plot within a short level walk to the High Street, This superb property comprises four bedrooms, family bath and shower room, three receptions, conservatory, recently fitted modern kitchen, ground floor w/c and utility room. Externally the property is situated in a large plot with detached garage and masses of off street parking. Already a great family home but also offering huge potential to enlarge (stpp).

Vendor suited.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LOUNGE 13'5" x 10'9" (4.1 x 3.3)



KITCHEN 12'1" x 11'11" (3.7 x 3.65)



SITTING ROOM 14'1" x 10'9" (4.3 x 3.3)



UTILITY ROOM 8'4" x 7'4" (2.55 x 2.26)



CONSERVATORY

DINING ROOM 10'9" x 7'10" (3.3 x 2.4)



W/C 7'4" x 3'5" (2.26 x 1.05)



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FIRST FLOOR LANDING



BEDROOM THREE 12'5" x 10'9" (3.8 x 3.3)



BEDROOM ONE 13'5" x 10'11" (4.1 x 3.35)



BEDROOM FOUR 10'9" x 6'4" (3.3 x 1.95)

BATH/SHOWER ROOM 12'1" x 10'5" (3.7 x 3.18)



BEDROOM TWO 11'11" x 11'7" (3.650 x 3.55)



FRONT GARDEN



REAR PARKING AND DETACHED GARAGE

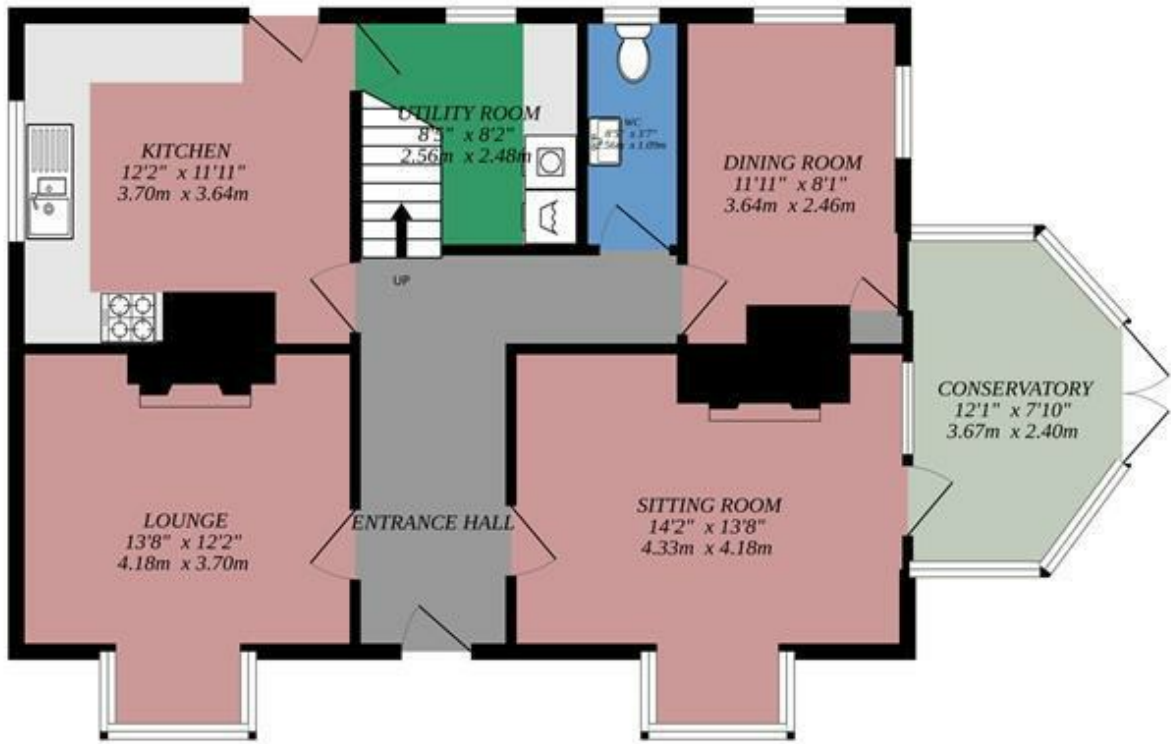
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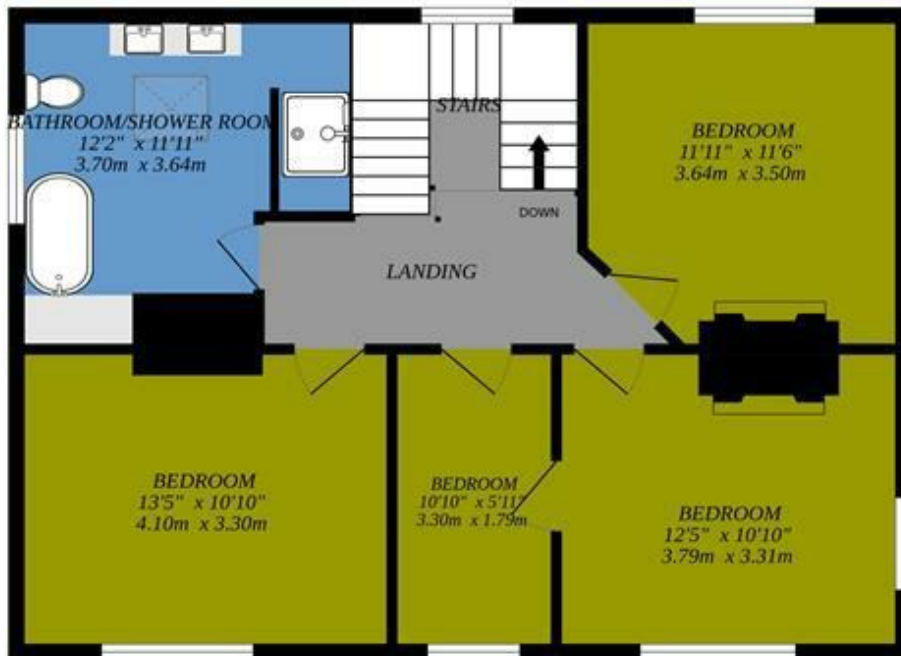
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
		39
England & Wales		EU Directive 2002/91/EC

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
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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