



£550,000
Rectory Close, Hunsdon

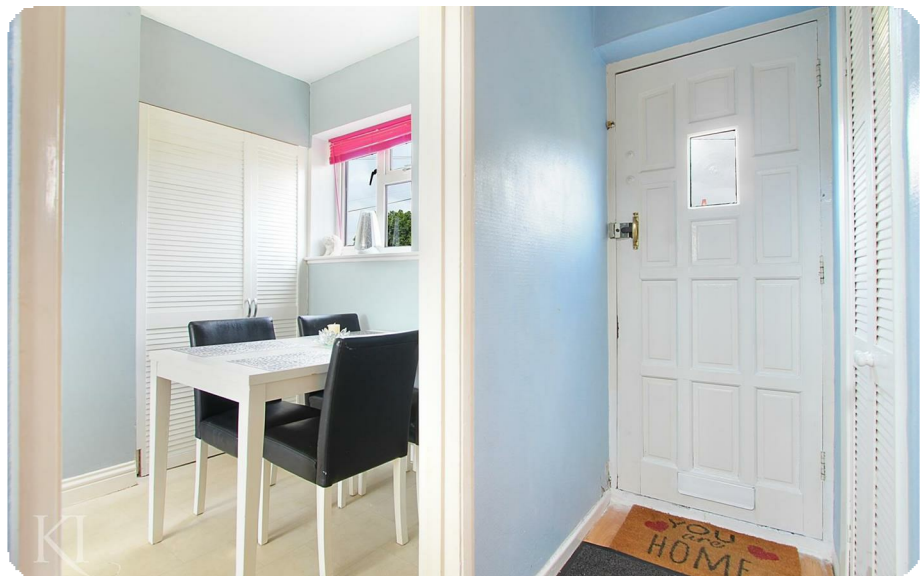
Rectory Close, Hunsdon, SG12 8QG

Spacious semi detached House with self-contained one bedroom ANNEX. Located in the picturesque village of Hunsdon Keith Ian are delighted to bring to market this CHAIN FREE three bedroom semi-detached family home. Boasting a southerly aspect rear garden, three bedrooms, family bathroom, lounge, kitchen/diner and conservatory. There is potential to extend subject to planning permission. To the rear is a large summer house which can be utilised as home office or similar, and the front drive offers parking for several vehicles.

Hunsdon is located approximately 25 miles from Central London and within easy reach of the capital and other large towns via the A414, A10 and M11. This historic village is home to Hunsdonbury which used to be one of King Henry VIII's residences for hunting. The village offers a junior school, village hall, convenience store, petrol station plus a Michelin Star gastropub. There are walks a plenty in the village with several footpaths and bridleways.

The closest mainline station is St Margarets which is approximately 3 miles from the property and offers services into Liverpool Street in around 38 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.



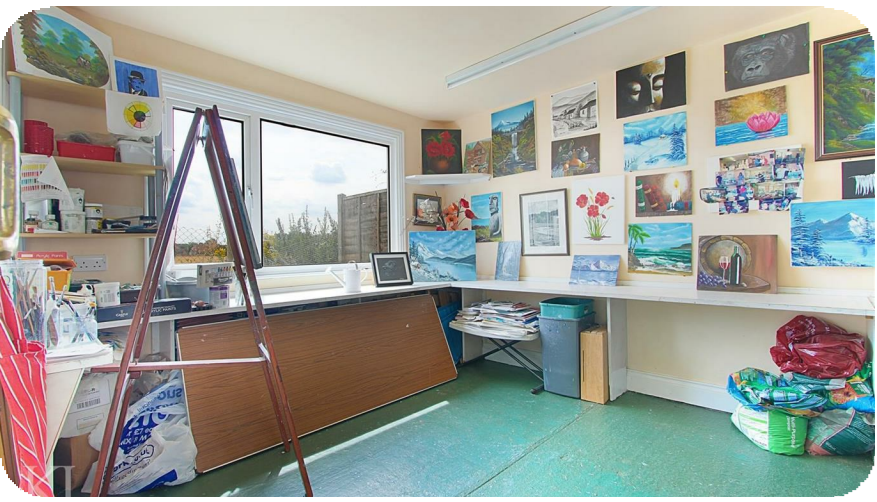




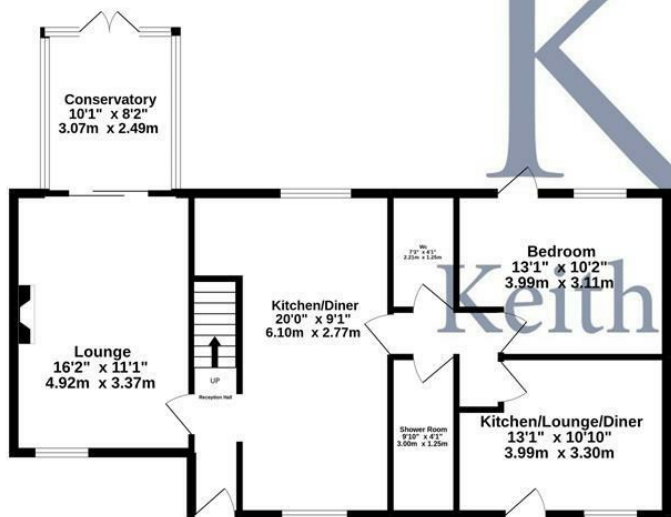
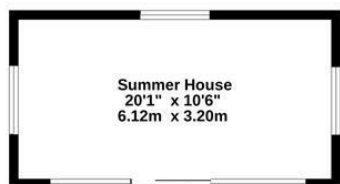








Ground Floor
1061 sq.ft. (98.6 sq.m.) approx.

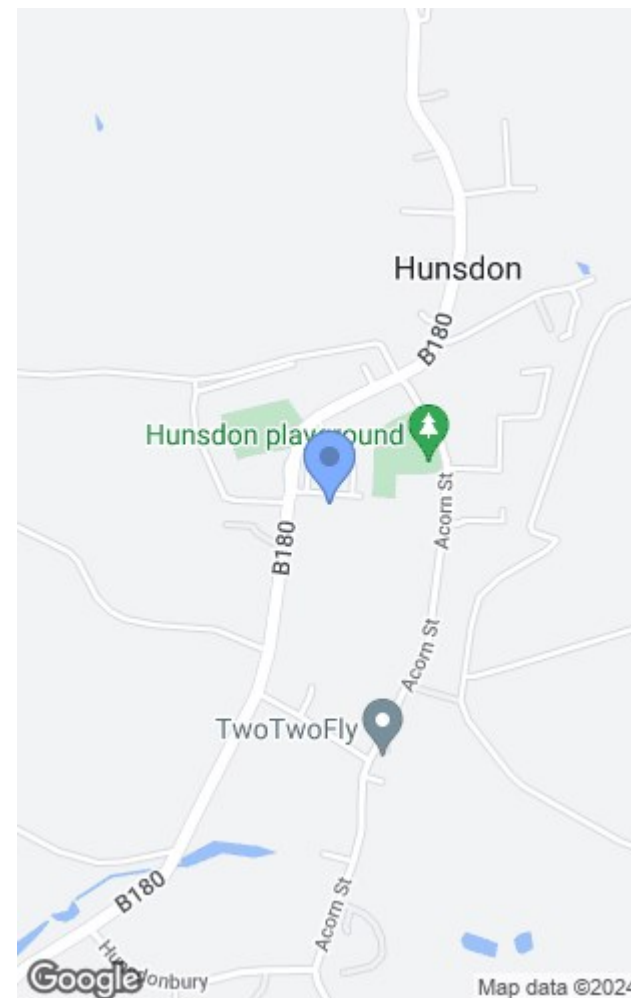
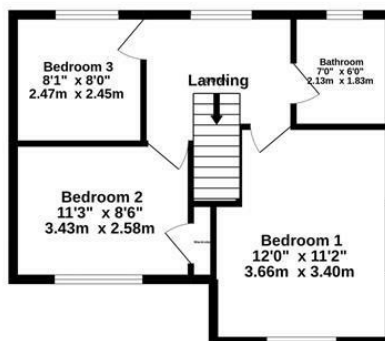


TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.

1st Floor
430 sq.ft. (39.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	

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