

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**7 Bosanquet Road, Hoddesdon, Herts, EN11 0HT**

**£375,000**

JONATHAN HUNT are pleased to offer this THREE BEDROOM, SEMI-DETACHED family home, situated in this quiet residential street just a short walk from RYE HOUSE TRAIN STATION, connecting to London Liverpool Street. Benefitting from two reception rooms, downstairs cloakroom, first floor bathroom and excellent rear garden. Must be viewed internally to be fully appreciated!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**7 Bosanquet Road, Hoddesdon, Herts, EN11 0HT**

**FRONT ASPECT**



**BEDROOM ONE 13'4 x 11 (4.06m x 3.35m)**



**LIVING ROOM 13'4 x 11 (4.06m x 3.35m)**



**BEDROOM TWO 10'3 x 7'2 (3.12m x 2.18m)**



**DINING ROOM 13'4 x 10'6 (4.06m x 3.20m)**



**BATHROOM 12'4 x 8 (3.76m x 2.44m)**



**KITCHEN 12'5 x 8'10 (3.78m x 2.69m)**



**LOBBY**

**DOWNSTAIRS CLOAKROOM 5'4 x 4 (1.63m x 1.22m)**

**FIRST FLOOR LANDING**



7 Bosanquet Road, Hoddesdon, Herts, EN11 0HT

BEDROOM THREE 14'1 x 13'2 (4.29m x 4.01m)



REAR GARDEN



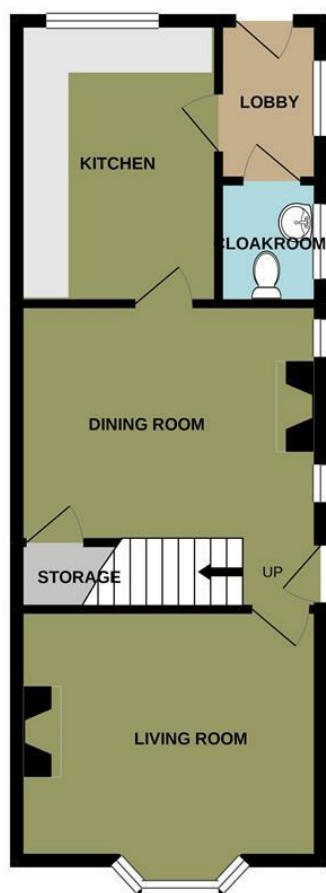
REAR ASPECT



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

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

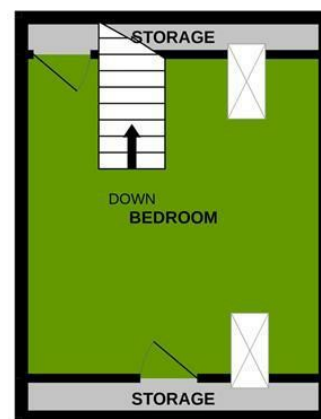
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2020