

Hawthorns

Aspenden | Buntingford | Herts | SG9 9PB



Lounge

Aspenden, Nr Buntingford, Herts - 5 Bedroom Detached In A Lovely Peaceful Location Opposite The Cricket Ground In The Glorious Village Of Aspenden.

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Asking Price: £875,000

This modern 5 bedroom detached house provides spacious family accommodation set over 3 floors to include 5 bedrooms, 3 bath/shower rooms and 4 separate reception rooms (see our floorplan). The rear garden is a delightful feature, south facing and extending to approx 100 ft with lawn and picnic areas and a stream running through the middle. To the front is a driveway with access to a single garage.

The village of Aspenden is one of East Herts finest with a large array of period homes and the charming 'Fox' pub. Buntingford is the nearest town providing everyday shopping needs and schools, and is within 1 mile/20 minute walk.



Property Description







Snug & Dining Room -



Other Ground Floor Images







Bedrooms, En Suite & Landing



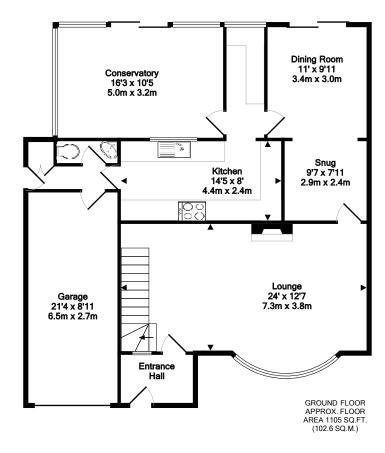


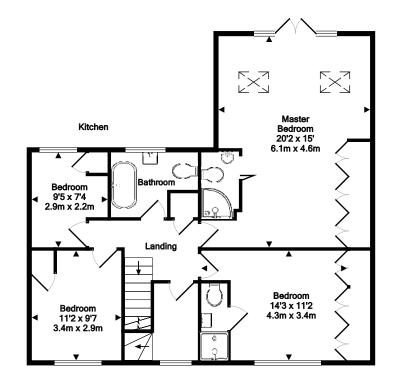






Rear Garden -





1ST FLOOR APPROX. FLOOR AREA 841 SQ.FT.

(78.1 SQ.M.)

Bedroom 22'6 x 10'4 6.9m x 3.1m

> 2ND FLOOR APPROX. FLOOR AREA 232 SQ.FT. (21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2178 SQ.FT. (202.3 SQ.M.) Made with Metropix ©2017

Floorplan



Transport:	Royston Station (London Kings Cross) - 8.9 miles A10 - 1.0 miles
Services:	Oil Heating, Mains Water & Mains Drainage
Council Tax:	Band G
Local Authority:	East Herts Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own b ehalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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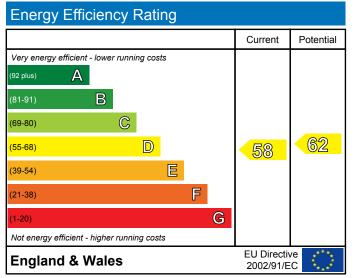
Energy Performance Certificate

Hawthorns Aspenden BUNTINGFORD Hertfordshire SG9 9PB

Dwelling type: Date of assessment: 01 February 2010 Date of certificate: Reference number: Total floor area:

Detached house 01 February 2010 0598-8017-6282-7520-0924 Type of assessment: RdSAP, existing dwelling 174 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating (CO₂) Current Potential Very environmentally friendly - lower CO2 emissions A (92 plus) B (81-91) (69-80) (55-68)54 50 E (39-54) F G Not environmentally friendly - higher CO2 emissions EU Directive **England & Wales** 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	225 kWh/m² per year	206 kWh/m² per year
Carbon dioxide emissions	8.3 tonnes per year	7.6 tonnes per year
Lighting	£145 per year	£99 per year
Heating	£988 per year	£923 per year
Hot water	£229 per year	£214 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.