

# Jonathan Hunt

ESTATE AGENCY

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**11 Widbury Gardens, Ware, Herts, SG12 7AT**

**Asking Price £775,000**

Located within one of Ware's prime locations JONATHAN HUNT are pleased to offer this FOUR BEDROOM DETACHED HOME having been under the same ownership since 1996. The property has been extended and improved over the years and occupies a wonderful corner position with the benefit of a double driveway and larger than average garage. Internally the property features bright and airy accommodation with a conservatory over looking the rear gardens, ensuite to the master bedroom and three further bedrooms. The property has solar panels installed and is within easy access to Ware town and Station.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE HALLWAY**



**KITCHEN 15'5" x 8'2" (4.7 x 2.49)**



**LIVING ROOM 24'6" x 13'6" max (7.47 x 4.14 max)**



**CONSERVATORY 15'1" x 7'6" (4.6 x 2.3)**



**DINING AREA**



**UTILITY ROOM**

**CLOAKROOM**

**FIRST FLOOR**

**BEDROOM ONE 19'1" x 9'4" (5.84 x 2.87)**



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## ENSUITE



## BEDROOM FOUR 9'10" x 6'11" (3 x 2.13 )



## BEDROOM TWO 9'10" x 9'10" (3 x 3)



## FAMILY BATHROOM



## BEDROOM THREE 10'11" x 10'7" (3.35 x 3.23)



## REAR GARDENS



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## EXTERIOR



## SIDE GARDEN AND DECKING



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FRONT GARDEN



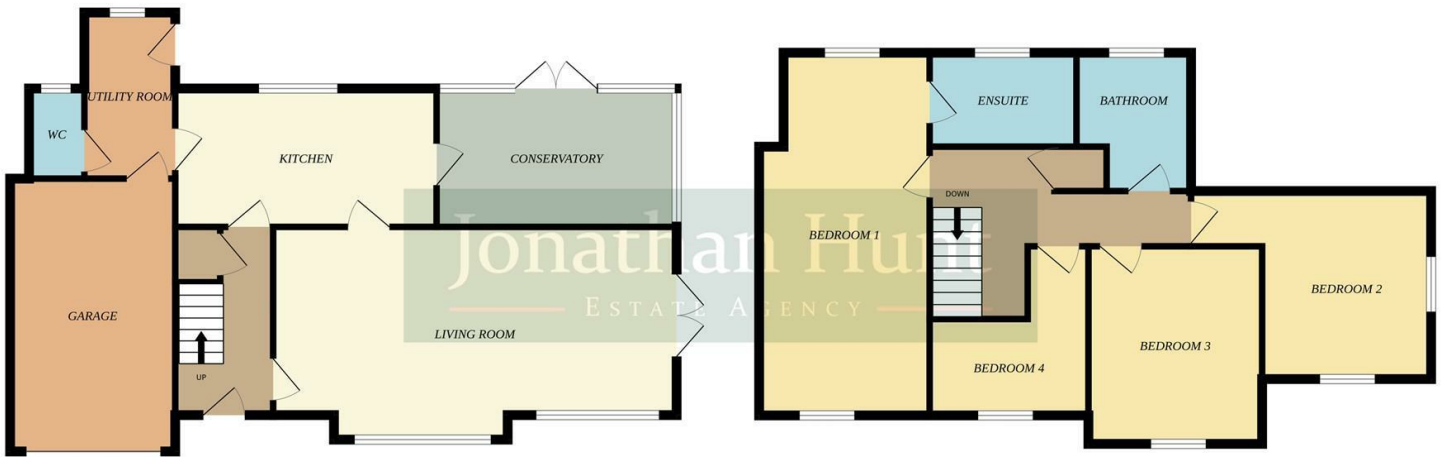
**GARAGE DRIVEWAY 16'4" x 9'10" (5 x 3)**

**ADDITIONAL DRIVEWAY**

**COUNCIL TAX BAND F**

GROUND FLOOR

1ST 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.  
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