

# 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



**1 Clifton Way, Ware, SG12 0QE**

**£575,000**

JONATHAN HUNT are pleased to offer this truly immaculate THREE BEDROOM SEMI DETACHED PROPERTY located on the popular Kingshill development. The property boasts TWO RECEPTION ROOMS, replacement double glazed windows and gas central heating. Externally the property benefits from side and rear gardens, DETACHED GARAGE and GATED DRIVEWAY FOR FIVE CARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 1 Clifton Way, Ware, SG12 0QE

## ENTRANCE HALLWAY



## BATHROOM



## LIVING ROOM 14'1" x 13'9" (4.3 x 4.2)



## FIRST FLOOR

### BEDROOM ONE 13'9" x 11'9" (4.2 x 3.6)



## KITCHEN 10'9" x 8'2" (3.3 x 2.5)



### BEDROOM TWO 13'9" x 7'7" (4.2 x 2.32)



## DINING ROOM 14'1" x 7'10" (4.3 x 2.4)



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## BEDROOM THREE 8'4" x 6'6" (2.56 x 2)



## SUMMER HOUSE



## EXTERIOR



## SIDE GARDEN



## REAR GARDEN



## GARDEN SHED



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## LARGE GATED DRIVEWAY



## SIDE ACCESS



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

## DETACHED GARAGE



## COUNCIL TAX BAND E

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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