

# Jonathan Hunt

ESTATE AGENCY

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**25 Rolleston Close, Ware, Herts, SG12 0BZ**

**£775,000**

JONATHAN HUNT are pleased to offer this truly immaculate and spacious **FOUR DOUBLE BEDROOM DETACHED** family home. The property has undergone complete modernisation to include a wonderful Kitchen/Breakfast room, Home office, Conservatory, ground floor Cloakroom, Bathroom and Ensuite. Externally the property offers a **FOUR CAR DRIVEWAY** and the rear gardens have been landscaped for easy maintenance. An internal viewing is highly recommended

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**25 Rolleston Close, Ware, Herts, SG12 0BZ**

**ENTRANCE HALL**

**CLOAKROOM**

**LIVING ROOM 24'3" x 12'0" (7.4 x 3.67)**



**STUDY**



**LANDING**

**BEDROOM ONE 18'8" x 9'0" (5.69 x 2.74)**



**CONSERVATORY 13'9" x 10'2" (4.2 x 3.1)**



**ENSUITE**



**KITCHEN 15'8" x 13'1" max (4.8 x 4 max)**



# 25 Rolleston Close, Ware, Herts, SG12 0BZ

## BEDROOM TWO 13'9" x 9'0" (4.19 x 2.74)



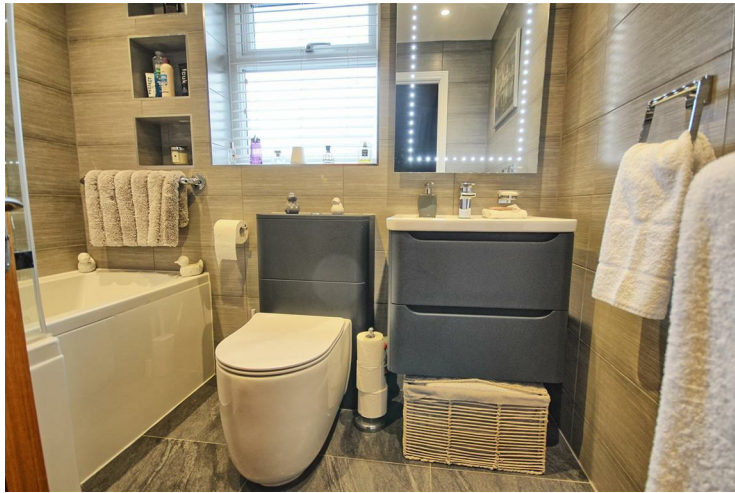
## EXTERIOR



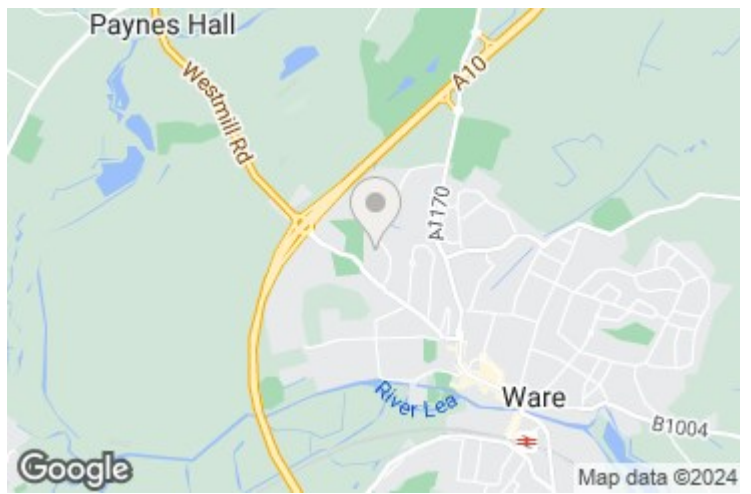
## BEDROOM THREE 11'2" x 8'5" (3.40 x 2.57)

## BEDROOM FOUR 12'8" x 6'0" (3.86 x 1.83)

## BATHROOM



## COUNCIL TAX BAND - F



## REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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