

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

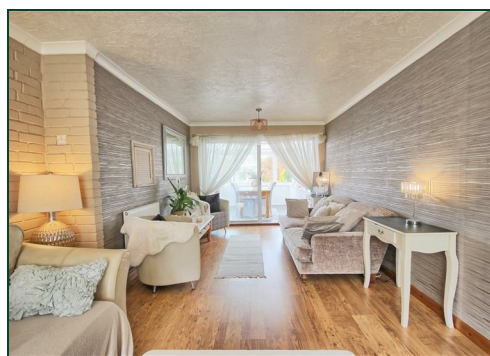
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23 Coltsfoot Road, Ware, SG12 7NW

Offers In Excess Of £550,000

JONATHAN HUNT are pleased to offer this truly immaculate three bedroom home located within this popular cul de sac on the outskirts of Ware. The property offers a spacious Living room with the addition of a Conservatory offers great views over the well maintained and stocked rear gardens. The property also benefits from a large Driveway for several cars leading to a GARAGE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 24'6" x 11'7" (7.48 x 3.54)



CONSERVATORY 11'7" x 8'6" (3.55 x 2.61)



KITCHEN 11'5" x 7'10" (3.50 x 2.40)



FIRST FLOOR

BEDROOM ONE 12'4" x 11'7" (3.77 x 3.55)



BEDROOM TWO 11'9" x 11'8" max (3.60 x 3.56 max)



BEDROOM THREE 9'10" x 6'2" (3 x 1.88)



BATHROOM



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EXTERIOR



GARAGE



REAR GARDEN



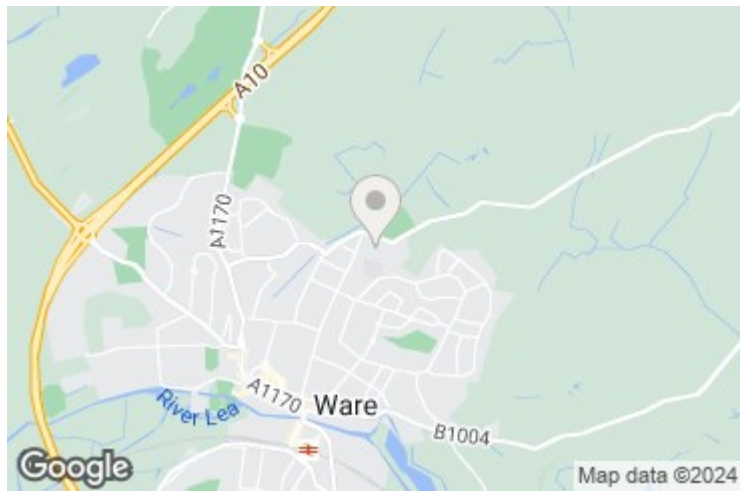
DRIVEWAY



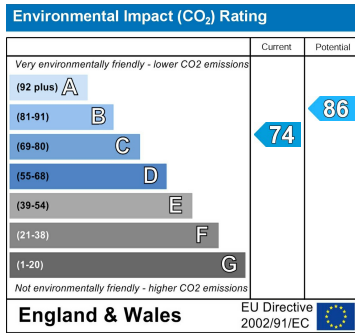
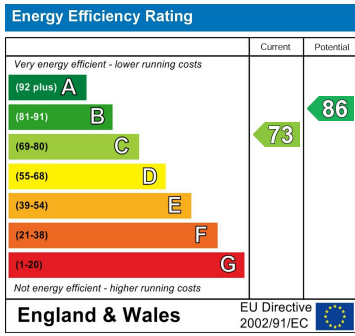
GARDENS



COUNCIL TAX - BAND E



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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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