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14 Greyfriars, Ware, Hertfordshire, SG12 0XW

£675,000

A SPACIOUS & WELL PRESENTED 4 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE.....Located on the popular Vicarage development this 4 bedroom detached house provides excellent family accommodation of around 1700 sq ft with Entrance Hall, Downstairs Cloakroom, Living Room, Conservatory, Kitchen/Dining Room, Study, Master Bedroom with en-suite bathroom, Family Shower Room, and 3 other good size bedrooms. A brand new gas boiler has just been fitted to the property. Externally the house benefits from a double width drive and double garage. To the rear is a well established garden. The Vicarage development was built in the 1970's/1980's and is located in the north west of the town but still within 20min walking distance of the town centre , station, and Wodson Sports Park.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE 22'0" x 12'7" (6.73 x 3.84m)



STUDY/PLAYROOM 9'10",239'6" x 8'0" (3,73m x 2.44m)



MASTER BEDROOM 12'4" x 11'10" (3.76m x 3.63m)



CONSERVATORY 12'9" x 11'3" (3.91m x 3.43m)



EN-SUITE BATHROOM



KITCHEN/DINING ROOM 24'4" x 8'11" (7.42m x 2.72m)



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BEDROOM 2 12'11" x 8'7" (3.94m x 2.62m)



REAR GARDEN

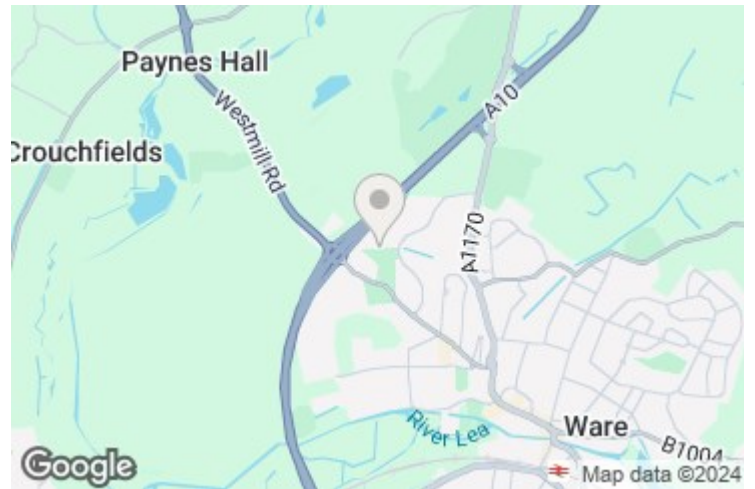


BEDROOM 3 11'5" x 8'11" (3.5m x 2.72m)



DRIVEWAY & DOUBLE GARAGE

COUNCIL TAX BAND - F



BEDROOM 4 9'3" x 8'2" (2.82m x 2.49m)

FAMILY BATHROOM

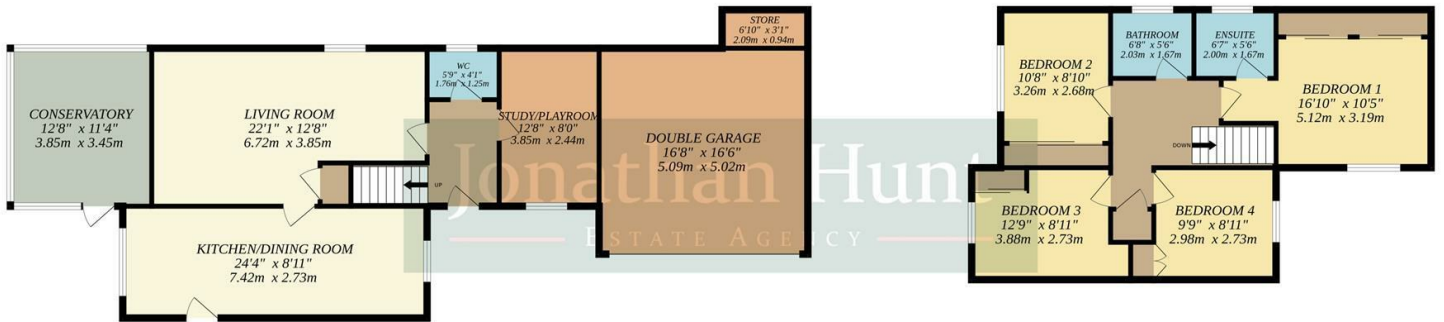


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		81	83
	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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