

Jonathan Hunt

ESTATE AGENCY

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15 The Brambles, Ware, SG12 0XU

£475,000

JONATHAN HUNT are pleased to offer this well presented three bedroom home located within a small quiet cul de sac. The property has been updated by the current owners and offers two reception room and a lovely entertaining garden area with an attached garage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

KITCHEN 7'4" x 8'6" (2.26 x 2.6)



BEDROOM TWO 10'5" x 9'2" (3.2 x 2.8)



LIVING ROOM 15'7" x 14'7" max (4.76 x 4.46 max)



BEDROOM THREE 7'2" x 5'10" (2.2 x 1.8)

BATHROOM



CONSERVATORY 10'11" x 10'2" (3.35 x 3.1)

FIRST FLOOR

BEDROOM ONE 11'1" x 9'0" (3.4 x 2.75)



EXTERIOR



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DECKED AREA



LOWER GARDEN



GARAGE AND DRIVEWAY 16'4" x 8'2" (5 x 2.5)



COUNCIL TAX BAND - D

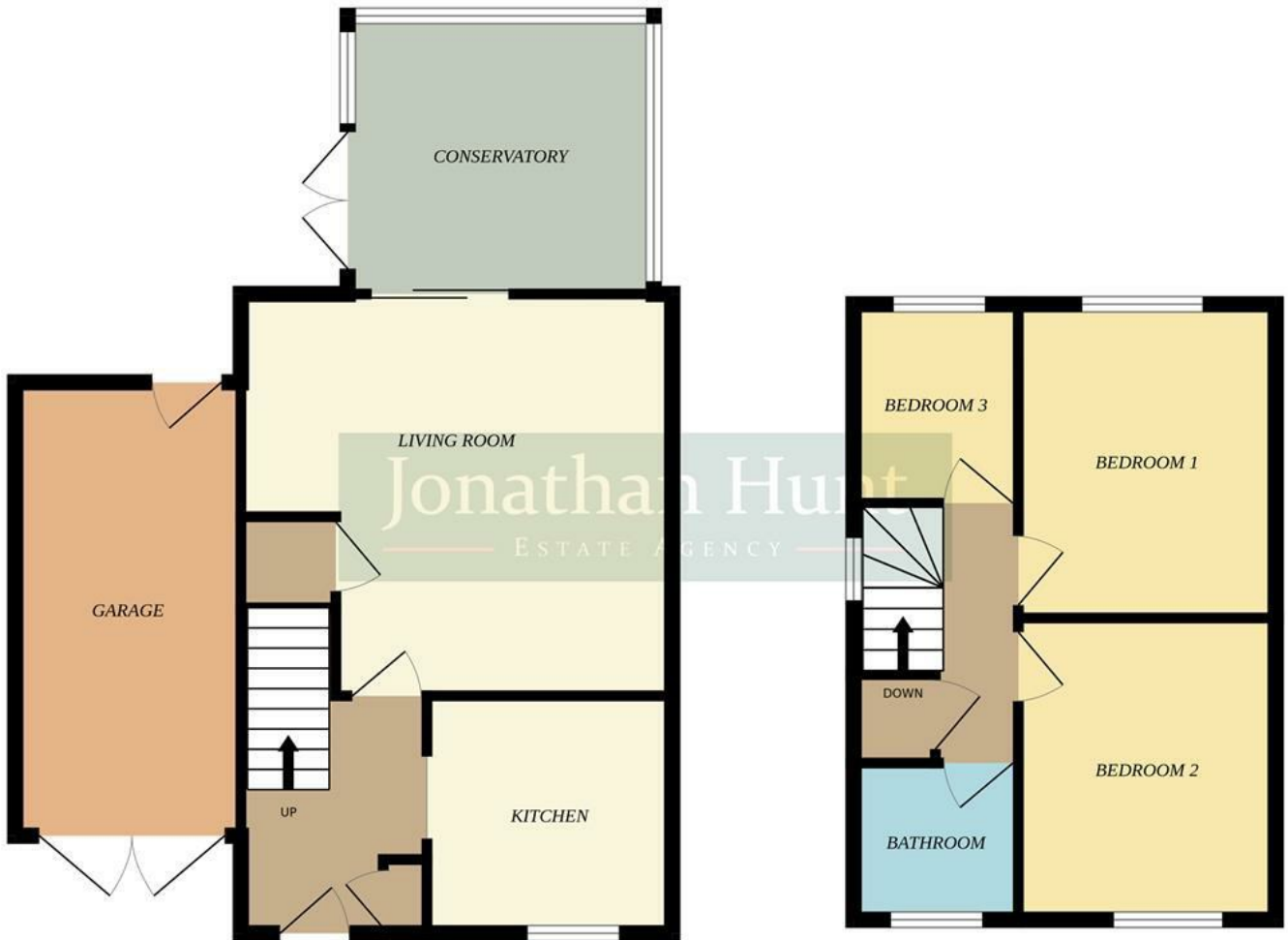


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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	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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