

# Jonathan Hunt

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**11 Christopher Court, Ware, SG12 9XD**

**£1,100,000**

1ST TIME ON THE MARKET.....THIS LANDMARK DETACHED RIVERSIDE HOME WITH ITS OWN PRIVATE GAZEBO.....ARGUABLY THE FINEST RIVERSIDE PROPERTY IN WARE... The property was built in 1997 by Sarbir homes and is positioned within this small private development minutes from the bustling High Street. This attractive four bedroom detached home features comfortable living accommodation as well a master suite with south facing balcony enjoying the waterside. Externally the property benefits from a double garage and allocated parking - Chain free

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 11 Christopher Court, Ware, SG12 9XD

## ENTRANCE HALLWAY

## CLOAKROOM

## STUDY 8'3" x 8'2" (2.54 x 2.5)



## FIRST FLOOR



## BEDROOM ONE 14'5" x 13'1" (4.4 x 4)



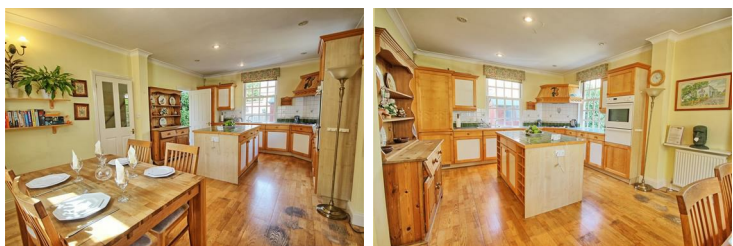
## LIVING ROOM 20'9" x 13'1" ext to 18'0" (6.33 x 4 ext to 5.5)



## ENSUITE



## KITCHEN/DINING ROOM 20'9" x 13'6" (6.33 x 4.14)



## UTILITY AREA



# 11 Christopher Court, Ware, SG12 9XD

## BALCONY WITH RIVER VIEWS



## BEDROOM FOUR 7'6" x 8'2" (2.29 x 2.5)



## BEDROOM TWO 13'1" x 10'7" (4 x 3.25)



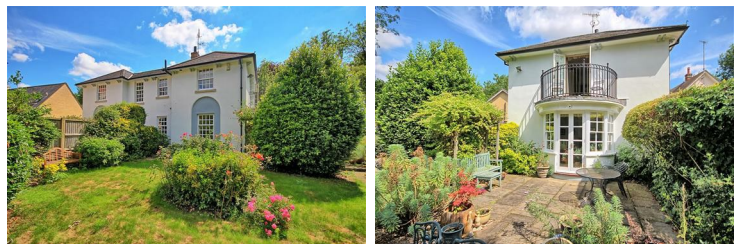
## FAMILY BATHROOM



## BEDROOM THREE 13'1" x 9'10" (4 x 3)



## EXTERIOR





# 11 Christopher Court, Ware, SG12 9XD

**REAR GARDEN**



**PATIO GARDEN**



**GARDENS**



**RIVER VIEWS**



**GAZEBO 13'1" x 9'10" (4 x 3)**



**DOUBLE GARAGE 18'2" x 17'0" (5.55 x 5.2)**





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## ALLOCATED PARKING



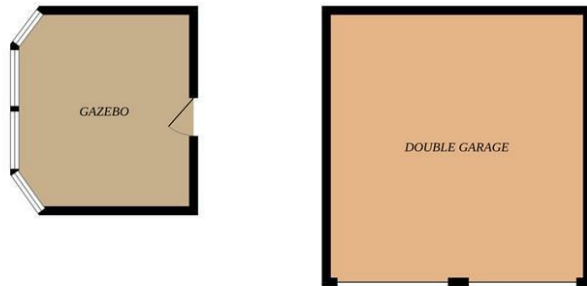
## COUNCIL TAX BAND - G



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