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ESTATE AGENCY

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20 Ward Close, Ware, SG12 0BU

£599,000

4 BEDROOM DETACHED ON WESTMILL PARK DEVELOPMENT - Offered chain free this 4 bedroom detached house provides bright & airy accommodation with large windows, facing south west it gets a lot of light in the front of the house. The accommodation includes an entrance hall, downstairs shower/cloakroom, lounge, separate dining room, kitchen, 4 bedrooms and a bathroom. Externally the house provides a driveway, garage and well presented 'wrap around' side and rear gardens. The Westmill Park development is located in the Northwest of the town but still within walking distance of local schools and the High Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



GROUND FLOOR SHOWER/CLOAKROOM



LOUNGE 18'9" x 11'9" (5.74 x 3.6)

DINING ROOM 12'4" x 10'2" (3.77 x 3.12)



BEDROOM 1 15'8" x 11'0" (4.8 x 3.37)



KITCHEN 11'0" x 10'8" (3.36 x 3.27)



BEDROOM 2 12'3" x 12'1" (3.74 x 3.7)



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BEDROOM 3 11'4" x 7'0" (3.46 x 2.15)



DRIVEWAY & GARAGE



BEDROOM 4 11'4" x 7'0" (3.46 x 2.14)

BATHROOM



COUNCIL TAX BAND F



REAR GARDEN

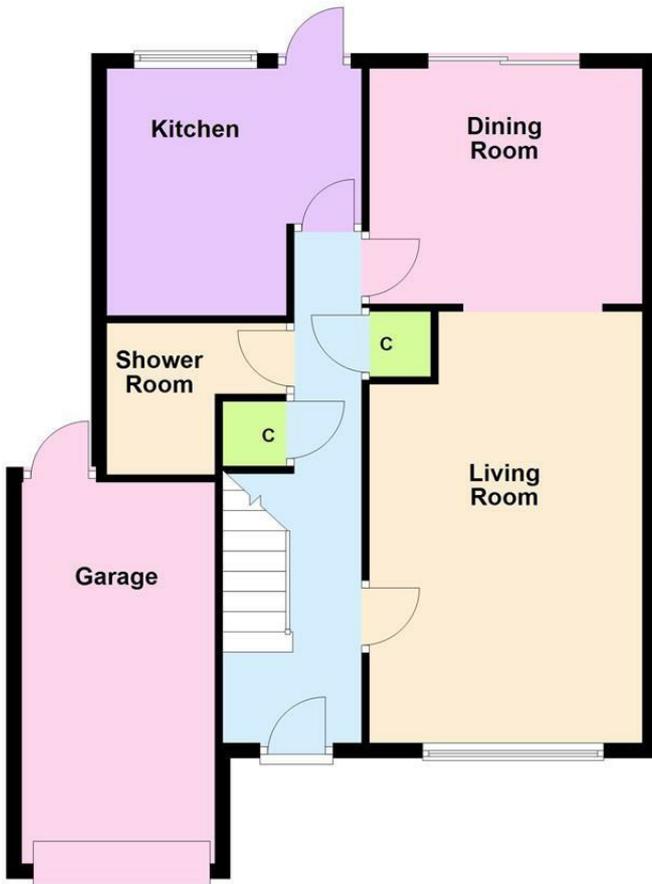


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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

Approx. 71.4 sq. metres (768.6 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.