

Jonathan Hunt

ESTATE AGENCY

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29 New Road, Ware, Hertfordshire, SG12 7BS

Asking Price £699,995

JONATHAN HUNT are pleased to offer this highly impressive, semi-detached LATE VICTORIAN SCHOOL HOUSE CONVERSION, ideally situated in the heart of Ware town centre, conservation area and within a five minute walk to the station and shops. Spacious accommodation arranged over four levels and upgraded throughout in recent years to now offer quality contemporary interiors whilst retaining many of the period features. Also being offered CHAIN FREE, the property must be viewed internally to be fully appreciated.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

DINING ROOM 12'11" x 11'7" (3.94 x 3.55)



KITCHEN/BREAKFAST ROOM 11'6" x 11'7" (3.51 x 3.55)



UTILITY ROOM 5'2" x 5'0" (1.60 x 1.54)



GROUND FLOOR CLOAKROOM/WC

BASEMENT ROOM 10'10" x 11'7" (3.32 x 3.55)



FIRST FLOOR LANDING

RECEPTION ROOM 11'8" x 19'6" (3.56 x 5.95)



BEDROOM 11'6" x 11'11" (3.51 x 3.65)



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BATH/SHOWER ROOM 11'7" x 7'6" (3.54 x 2.30)



BEDROOM 11'6" x 12'5" (3.51 x 3.80)



SECOND FLOOR LANDING

BEDROOM 11'8" x 19'6" (3.56 x 5.95)



STUDY/DRESSING AREA 9'2" x 6'9" (2.80 x 2.06)



EN-SUITE BATHROOM 8'4" x 6'9" (2.55 x 2.06)



COURTYARD GARDEN



GARDENS



EXTERIOR



FRONT EXTERIOR AND DRIVEWAY

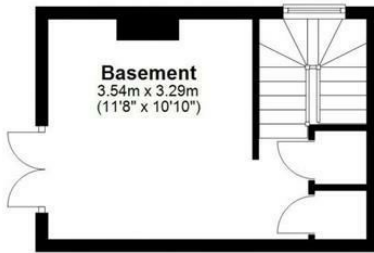


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

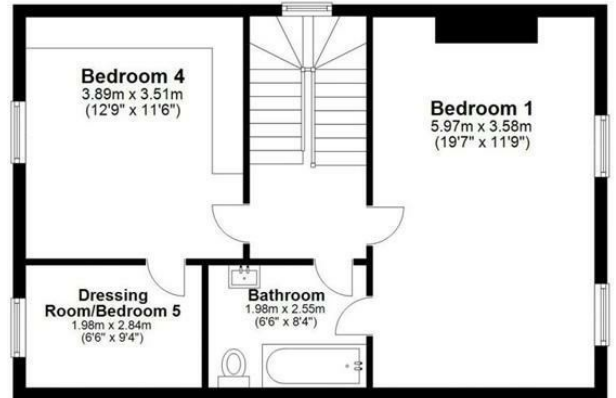
Basement

Approx. 18.2 sq. metres (195.8 sq. feet)



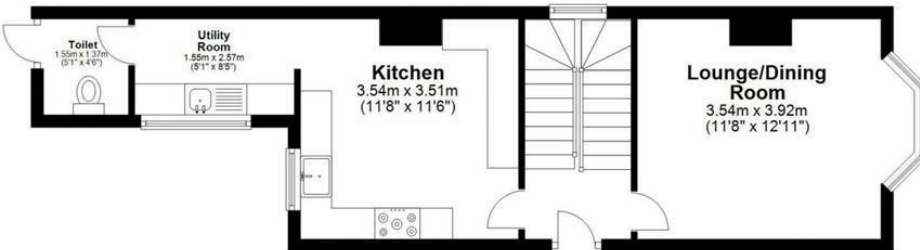
Second Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



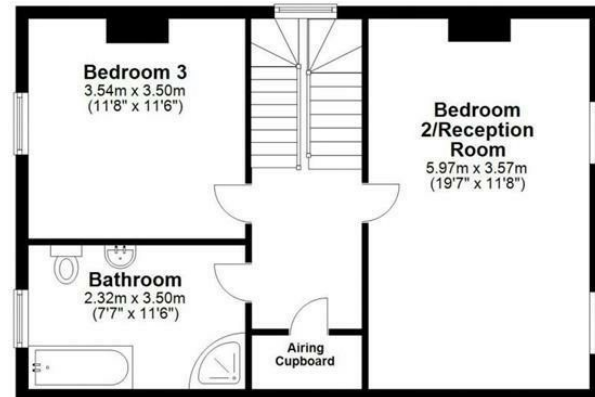
Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 166.6 sq. metres (1793.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.