

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

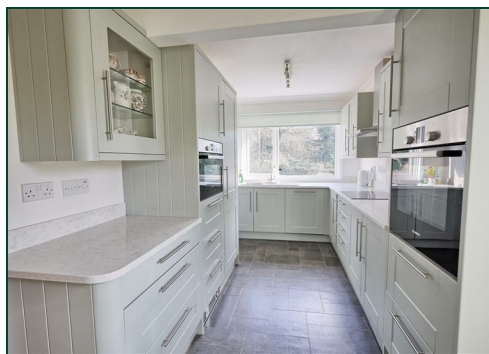
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**6 Maplewood, Ware, Herts, SG12 0XN**

**£775,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM DETACHED FAMILY home set within private, secluded gardens with a GARAGE AND CARPORT. The property offers open plan living space with the potential to extend subject to planning permission. Benefits include a refitted Kitchen, Conservatory, double glazed windows, Cloakroom and two bathrooms. Maplewood is an exclusive setting of just a few distinctive and individual homes down a private drive and within just a 10 minute walk of the town centre, local schools, Wodson Sports Park, and Ware rail station serving London Liverpool Street. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 6 Maplewood, Ware, Herts, SG12 0XN

### ENTRANCE HALLWAY



### CONSERVATORY 11'8" x 10'5" (3.56 x 3.18)



### CLOAKROOM

### LIVING ROOM 21'11" x 19'5" narr to 12'2" (6.7 x 5.94 narr to 3.72)

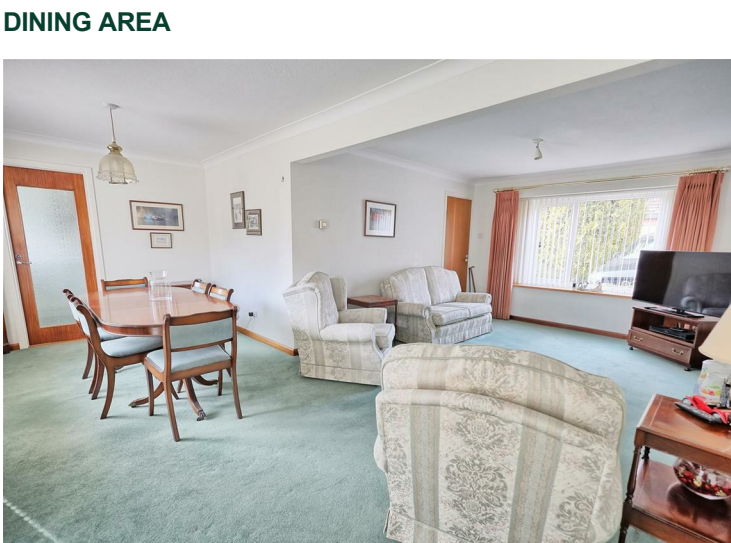


### KITCHEN 15'3" x 7'10" (4.67 x 2.41)



### FIRST FLOOR

### BEDROOM ONE 12'5" x 11'9" (3.8 x 3.6)





## 6 Maplewood, Ware, Herts, SG12 0XN

### DRESSING AREA



### BEDROOM THREE 11'4" x 10'4" (3.47 x 3.16)



### ENSUITE



### BEDROOM FOUR 8'3" x 10'2" (2.52 x 3.1)



### BEDROOM TWO 11'5" x 9'2" (3.5 x 2.8)



### BATHROOM



### REAR GARDEN

### GARDENS

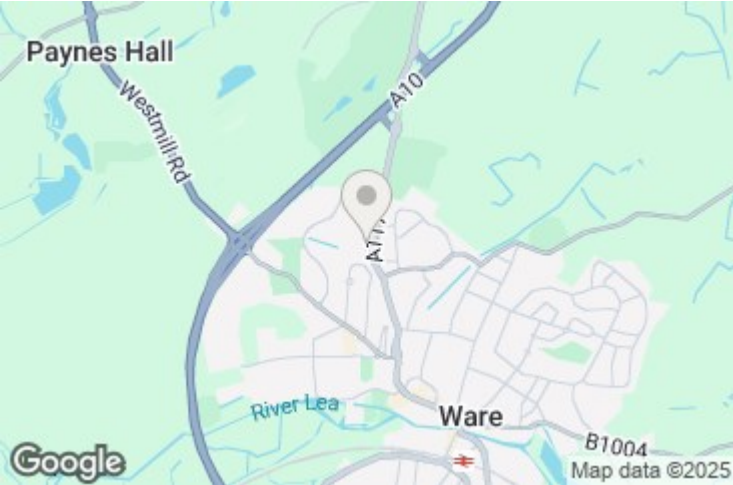
### EXTERIOR

### GARAGE/CARPORT

### COUNCIL TAX BAND F

Buntingford Branch - Company No. 10303541 VAT No. 10303541  
Ware Branch - Company No. 4759215 VAT No. 700174975

6 Maplewood, Ware, Herts, SG12 0XN

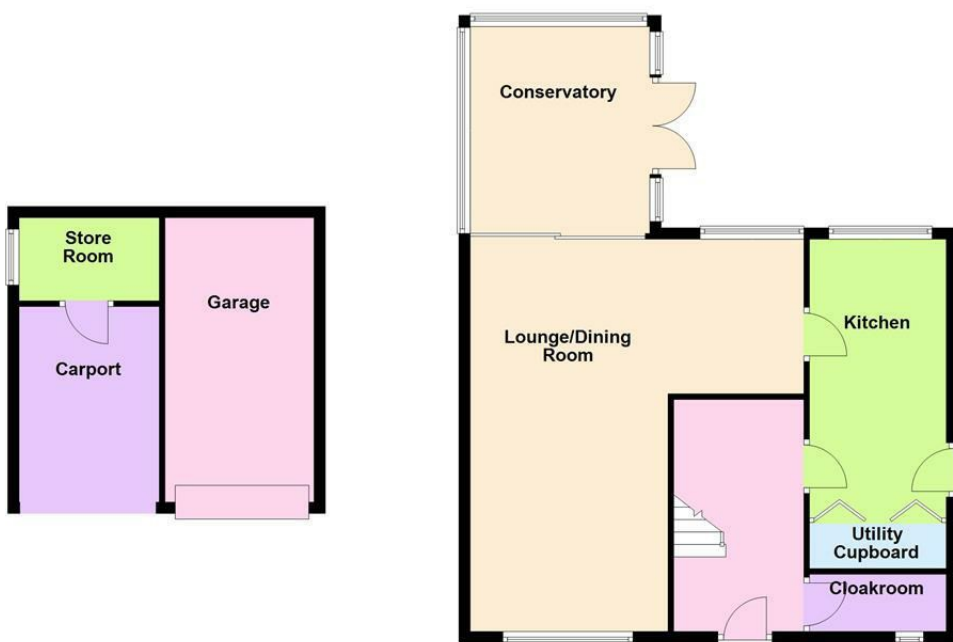


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 97.6 sq. metres (1050.1 sq. feet)



### First Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



Total area: approx. 162.2 sq. metres (1745.7 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.