



## The Bungalow Howletts Lane, Medcalf Hill, Widford, Ware, SG12 8TA

**£590,000**

DETACHED BUNGALOW ON A GLORIOUS 0.4 ACRE PLOT / TREMENDOUS POTENTIAL - Occupying a delightful plot adjacent to open countryside, this rarely available opportunity to design and create your dream home by either extending and adapting or replacing it with a GRAND DESIGN or simply refurbishing the existing bungalow. Widford is a lovely small East Herts village equidistant to both Bishops Stortford and Ware. The property is offered CHAIN FREE.

### IMPORTANT NOTES

The Bungalow is a pre-fabricated building with a brick skin - built in 1957  
No mains sewerage - own independent septic tank will be required  
Boiler located on rear outside wall  
Oil Fired Heating

The Bungalow is slightly bigger than the one that was on the plot at the end of the garden that has since been replaced with a large detached house



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ENTRANCE HALL

KITCHEN 10'7" x 9'2" (3.25 x 2.8)

LIVING ROOM 15'5" x 10'4" (4.7 x 3.17)

CONSERVATORY 14'9" x 9'8" (4.5 x 2.96)

BEDROOM 1 12'2" x 10'4" (3.71 x 3.16)

BEDROOM 2 12'1" x 10'5" (3.7 x 3.2)



LOFT ROOM 9'10" x 7'10" (3 x 2.4)

BATHROOM



GARDEN

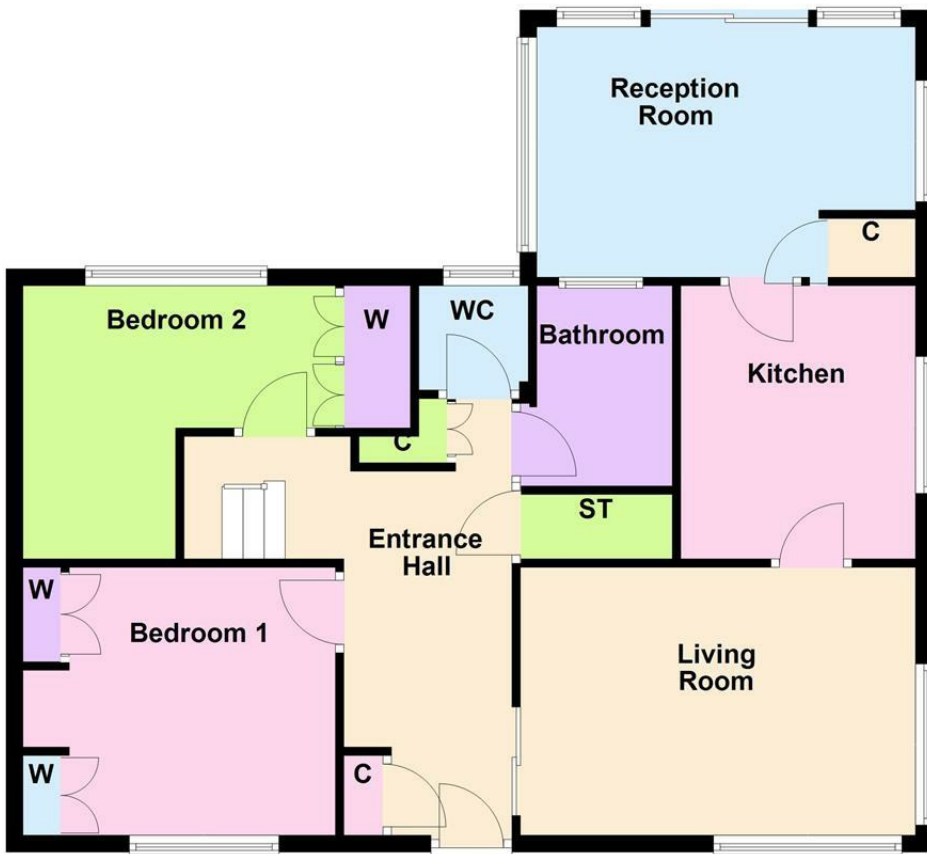


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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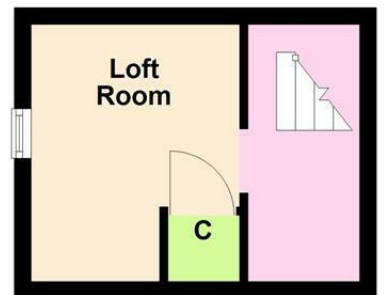
### Ground Floor

Approx. 83.0 sq. metres (893.0 sq. feet)



### First Floor

Approx. 11.9 sq. metres (128.2 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 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.