

Jonathan Hunt

ESTATE AGENCY

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5 Greyfriars, Ware, SG12 0XW

£530,000

EXTENDED 4 BEDROOM SEMI - Located on the popular Vicarage Development this 4 bedroom semi detached house with a downstairs cloakroom. large lounge/diner. separate reception room/hobby room, kitchen, conservatory and bathroom to the first floor. The house provides gas central heating and benefits from a south facing rear garden and driveway to the front. Greyfriars is a popular cul-de-sac and within a 20 minute walk of Ware High Street & Station.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

CLOAKROOM

LOUNGE 22'4" x 12'7" (6.83 x 3.84)



KITCHEN 8'7" x 6'7" (2.64 x 2.03)



2ND RECEPTION ROOM 16'2" x 8'7" (4.95 x 2.64)



CONSERVATORY 12'5" x 8'9" (3.81 x 2.67)



BEDROOM 1 12'11" x 10'5" (3.94 x 3.18)



BEDROOM 2 10'0" x 7'10" (3.07 x 2.41)



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BEDROOM 3 9'4" x 8'0" (2.87 x 2.44)



BEDROOM 4 10'4" x 8'3" (3.15 x 2.54)

BATHROOM

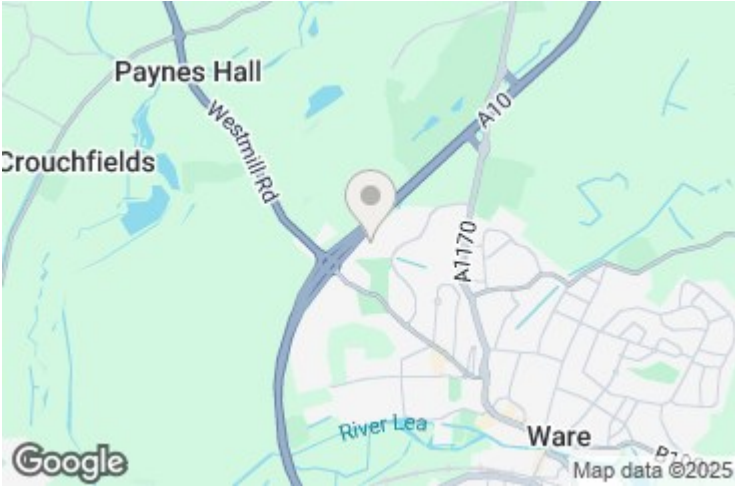
REAR GARDEN



DRIVEWAY



COUNCIL TAX BAND E

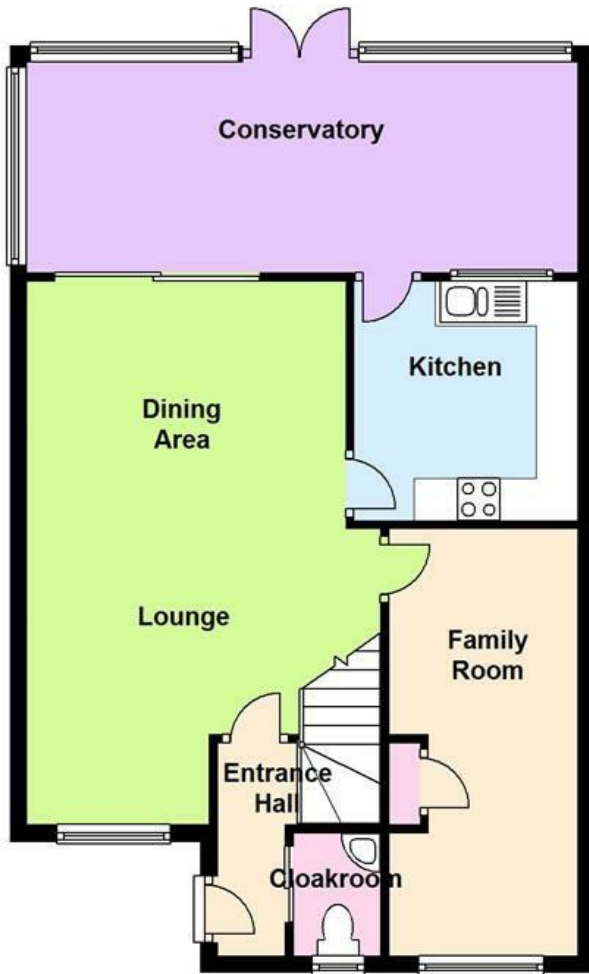


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		

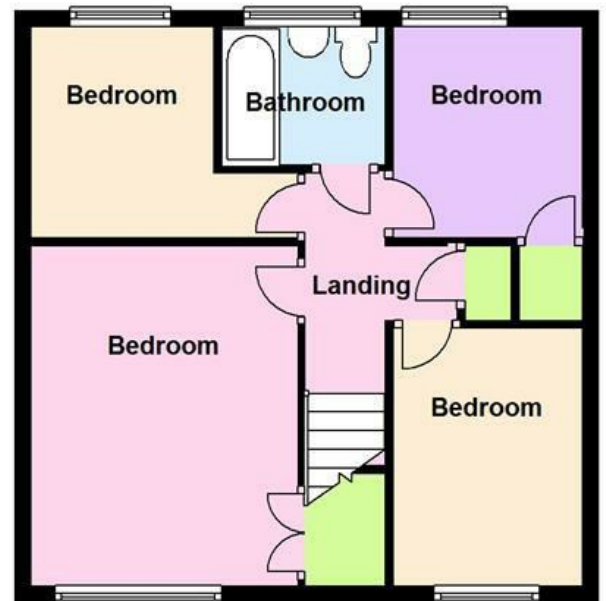
Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 107.1 sq. metres (1153.2 sq. feet)

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