

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

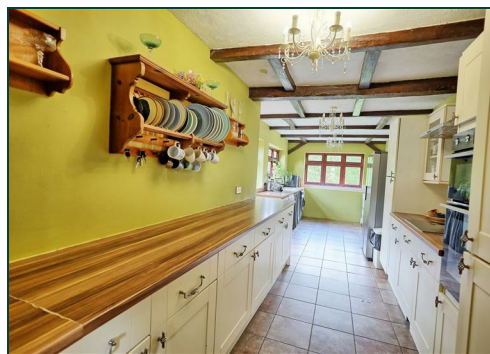
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



5 Wengeo Lane, Ware, SG12 0EG

£875,000

JONATHAN HUNT are pleased to offer this FIVE DOUBLE BEDROOM DETACHED home located along a private road with stunning views over Ware. The property features a generous sized Living room, Kitchen/breakfast room and secluded gardens to the rear. Further benefits include a carriage driveway with parking for several cars leading to a TREBLE GARAGE and Gym/Office

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**5 Wengeo Lane, Ware, SG12 0EG**

**ENTRANCE HALLWAY**



**DINING ROOM/BEDROOM 12'5" x 11'3" (3.8 x 3.43)**



**LIVING ROOM 24'0" x 12'0" (7.33 x 3.67)**



**CLOAKROOM**

**MASTER BEDROOM 14'1" x 12'1" (4.3 x 3.7)**



**KITCHEN/BREAKFAST ROOM 26'8" x 9'3" (8.13 x 2.82)**



**ENSUITE**



**FIRST FLOOR**

## 5 Wengeo Lane, Ware, SG12 0EG

**BEDROOM 12'5" x 12'3" (3.8 x 3.74)**



**SHOWER ROOM**



**BEDROOM 11'10" x 11'6" (3.61 x 3.51)**



**EXTERIOR**



**BEDROOM 13'8" x 8'11" (4.18 x 2.74)**



**REAR GARDEN**



**TREBLE GARAGE AND GYM 30'6" x 18'4" max (9.3 x 5.6 max)**

5 Wengeo Lane, Ware, SG12 0EG

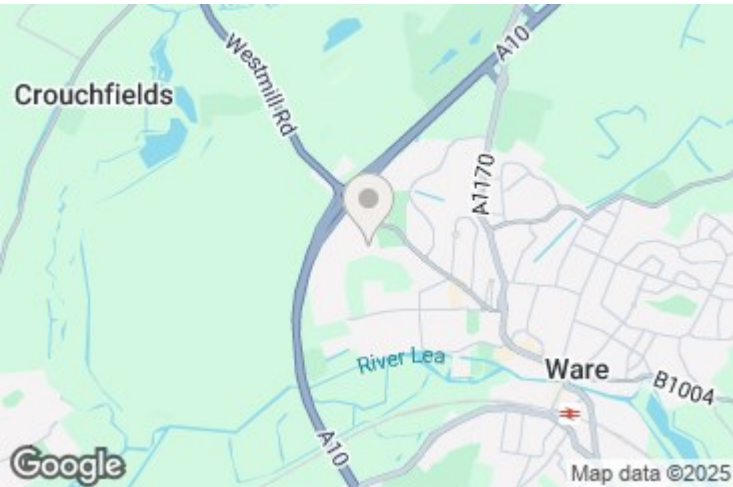
CARRIAGE DRIVEWAY




FRONT GARDENS



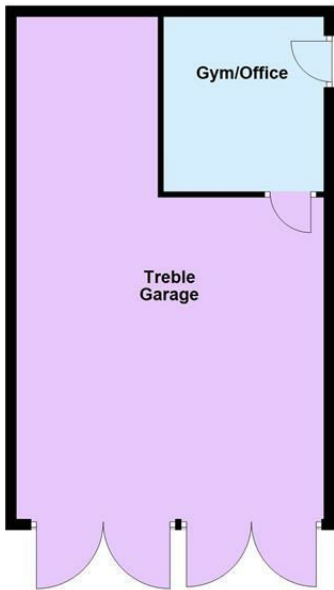
COUNCIL TAX BAND G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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. 172.3 sq. metres (1855.1 sq. feet)



**First Floor**  
Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 224.6 sq. metres (2417.2 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.