

# 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



**21 Uplands, Braughing, Ware, SG11 2QJ**

**Asking Price £465,000**

JONATHAN HUNT are pleased to offer this deceptively spacious and extended 4 BEDROOM end of terrace house located in the desirable village of Braughing. The property features an extension/annex to the side, spacious kitchen/diner and a conservatory overlooking the rear south-facing garden. The first floor there are two double bedrooms and one good-sized single bedroom and a family bathroom. VIEWING RECOMMENDED.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 21 Uplands, Braughing, Ware, SG11 2QJ

PORCH

HALLWAY

BEDROOM FOUR 12'1" x 16'5" (3.69 x 5.01)



CONSERVATORY 9'3" x 18'3" (2.83 x 5.58)



LANDING

MASTER BEDROOM 15'8" x 7'8" (4.78 x 2.35)



SHOWER ROOM 6'8" x 10'0" (2.04 x 3.05)

KITCHEN 16'9" x 12'1" (5.12 x 3.70)



LOUNGE 12'2" x 19'1" (3.71 x 5.83 )



BEDROOM TWO 13'3" x 12'0" (4.04 x 3.67)



BEDROOM THREE 10'10" x 7'5" (3.31 x 2.27)

21 Uplands, Braughing, Ware, SG11 2QJ

BATHROOM



EXTERNAL

REAR GARDEN

AGENTS NOTES

Council Tax Band - C

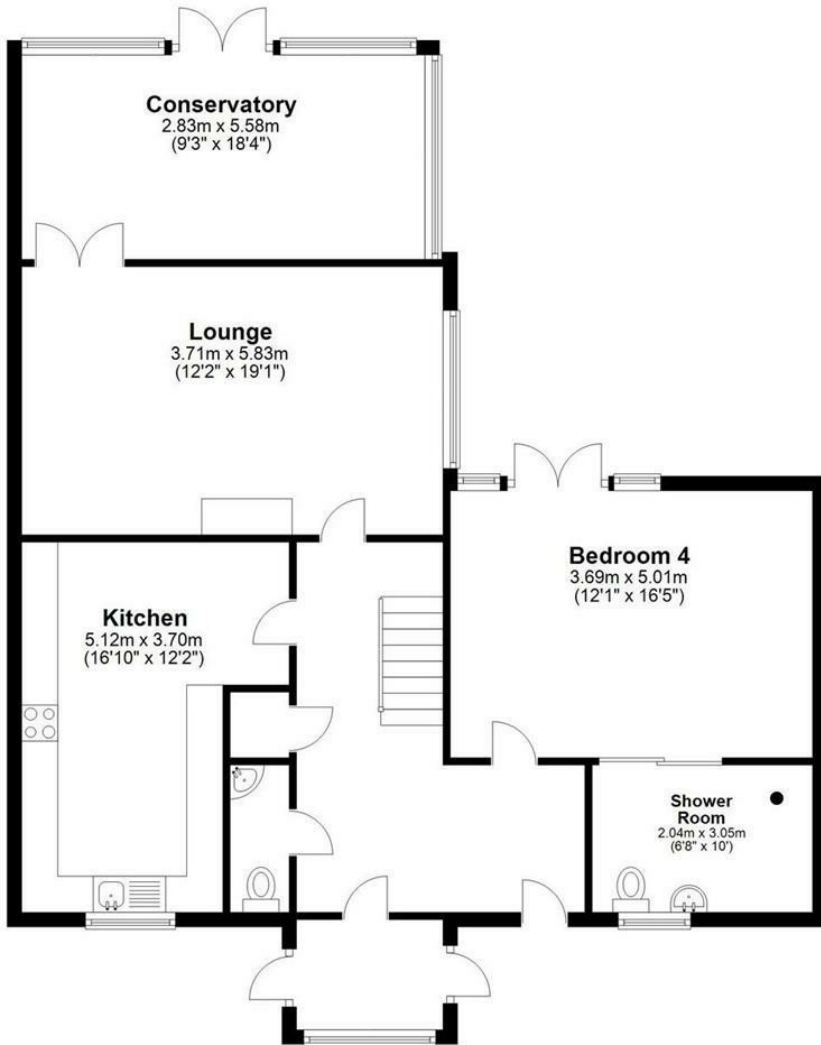


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

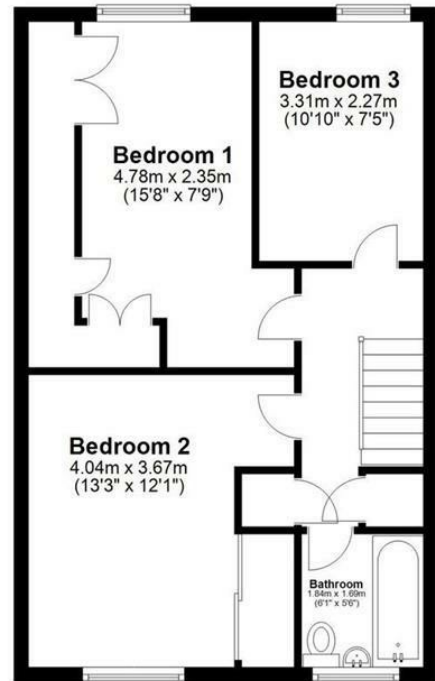
### Ground Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



### First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

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