

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

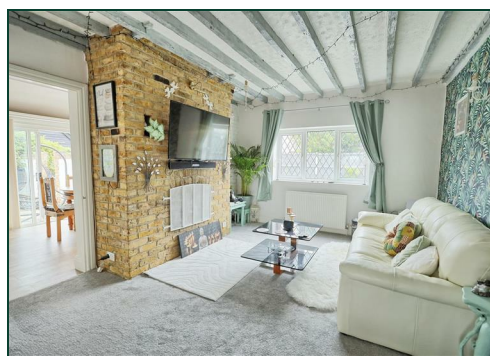
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4 Ware Road, Tonwell, SG12 0HN

£499,950

DETACHED INDIVIDUAL VICTORIAN HOUSE - This unique 2 bedroom detached house provides so much charm and character and is located in the hamlet of Tonwell just 2 miles north of Ware with accommodation to include living/dining room, kitchen, two good size bedrooms, family bathroom, loft room and private gardens to the side. Tonwell is a small but very accessible hamlet/village just a 5 minute drive to Ware and the A10.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

4 Ware Road, Tonwell, SG12 0HN

ENTRANCE HALLWAY



BEDROOM ONE 11'1" x 10'9" (3.38 x 3.28)



DOWNSTAIRS CLOAKROOM

LIVING ROOM/DINING ROOM 23'0" x 11'7" (7.01 x 3.53)



BEDROOM TWO 8'7" x 8'0" (2.62 x 2.44)



KITCHEN 19'0" x 9'0" (5.79 x 2.74)



FAMILY BATHROOM



LOFT ROOM



FIRST FLOOR LANDING

4 Ware Road, Tonwell, SG12 0HN

EXTERIOR



FRONT OF PROPERTY



REAR GARDENS

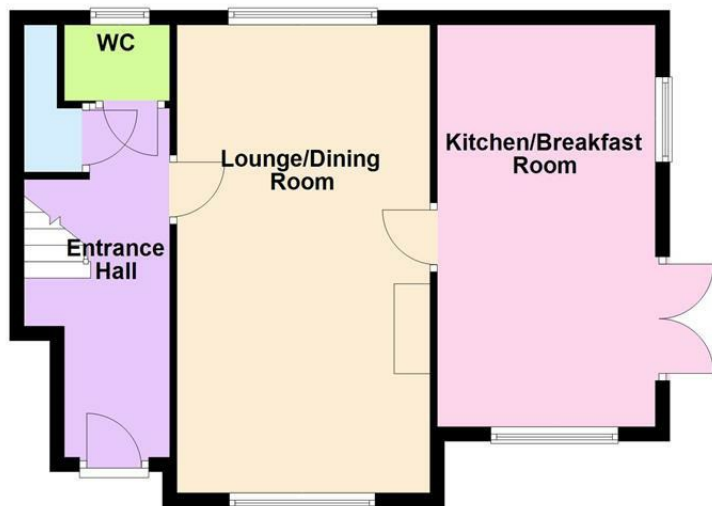


DRIVEWAY

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	27	39	(21-38) F	20	30
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

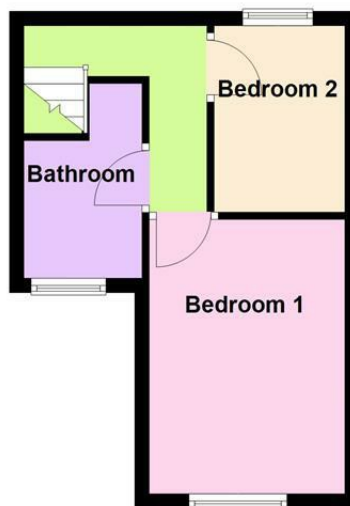
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



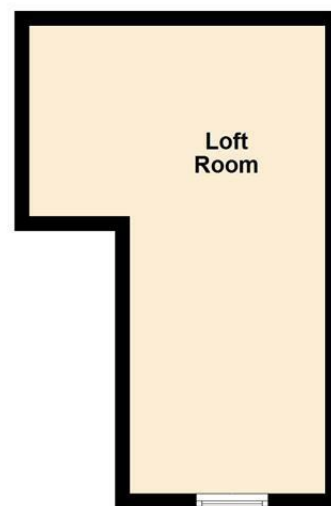
First Floor

Approx. 23.9 sq. metres (257.1 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.1 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.