

# Jonathan Hunt

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**20 Coanwood Cottages, Wareside, Hertfordshire, SG12 7RT**

**£450,000**

JONATHAN HUNT are pleased to offer this extended and improved semi detached family home positioned in the popular village of Wareside. The property has recently undergone vast modifications and features a wonderful OPEN PLAN LIVING KITCHEN SPACE. The Newly installed Kitchen features fully intergrated appliances and views over the rear garden. The ground floor also features a Utility room and Shower room. The first floor benefits from three bedrooms and a bathroom. Externally the property features landscaped gardens with parking for several cars and a large timber workshop. The front has lawned gardens and views over local countryside. Please call to arrange your viewing.

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ENTRANCE HALLWAY

CLOAKS CUPBOARD

SHOWER ROOM AND W/C



BEDROOM ONE 11'9" x 9'10" (3.6 x 3)



LIVING ROOM 16'10" x 13'0" (5.15 x 3.97)



BEDROOM TWO 10'2" x 7'6" (3.1 x 2.3)



KITCHEN 14'1" x 7'10" (4.31 x 2.41)



BEDROOM THREE 8'10" x 6'10" (2.7 x 2.1)



UTILITY ROOM 7'5" x 5'4" (2.28 x 1.64)

FIRST FLOOR

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BATHROOM 10'5" x 5'7" (3.2 x 1.72)



WORKSHOP



REAR GARDEN



FRONT



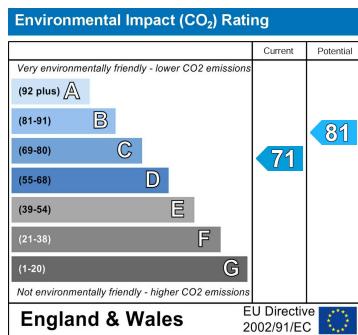
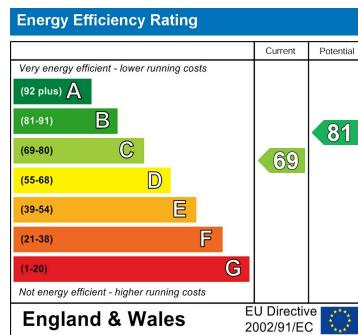
PARKING/DRIVEWAY



COUNCIL TAX - BAND C



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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