

# Jonathan Hunt

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**16 Temple Lane, Tonwell, SG12 0HP**

**£425,000**

JONATHAN HUNT are pleased to offer this three bedroom end terrace home. The property is located within a small village to the north of Ware and offers great scope to extend subject to planning permission. The rear gardens extend to over 100ft and feature various outbuildings to include a detached garage and driveway for several cars.

**CHAIN FREE**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 16 Temple Lane, Tonwell, SG12 0HP

### ENTRANCE HALLWAY

### LIVING ROOM 17'7" x 12'5" (5.37 x 3.81)



### BEDROOM TWO 10'5" x 9'10" (3.2 x 3)



### BEDROOM THREE 10'5" x 9'4" (3.2 x 2.85)



### KITCHEN 15'1" x 9'6" (4.61 x 2.92)



### BATHROOM



### CLOAKROOM

### FIRST FLOOR

### BEDROOM ONE 12'9" x 8'4" (3.9 x 2.56)





16 Temple Lane, Tonwell, SG12 0HP

REAR GARDEN



GARDENS



FRONT



DRIVEWAY AND GARAGE



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

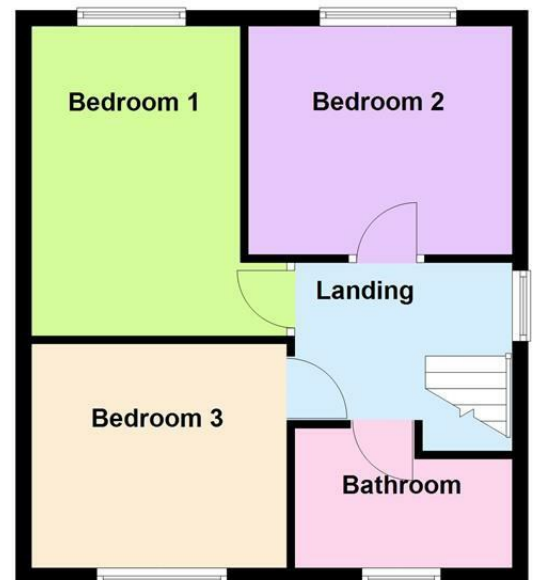
### Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 101.9 sq. metres (1096.9 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.