

Jonathan Hunt

ESTATE AGENCY

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42 Cozens Road, Ware, Hertfordshire, SG12 7HJ

£599,950

JONATHAN HUNT are pleased to offer this CHAIN FREE extended FOUR BEDROOM semi-detached family home located on the Eastern outskirts of Ware. Internally there are three reception rooms and ample parking to the front. Please call to arrange a viewing time.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE

HALLWAY

SITTING ROOM 11 x 11 (3.35m x 3.35m)



FURTHER RECEPTION ROOM 10'11" x 8'0" (3.35 x 2.44)



FIRST FLOOR LANDING

BEDROOM ONE 10'0" x 10'0" (3.05 x 3.05)



KITCHEN/BREAKFAST ROOM 15 x 15 max (4.57m x 4.57m max)



SUN ROOM 14'0" x 10'0" (4.27 x 3.05)



BEDROOM TWO 10'0" x 8'0" (3.05 x 2.44)



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BEDROOM THREE 8'11" x 6'11" (2.74 x 2.13)



EXTERIOR



BEDROOM FOUR 10'0" x 7'10" max (3.05 x 2.39 max)



GARAGE AND DRIVEWAY



FAMILY BATHROOM



REAR GARDEN



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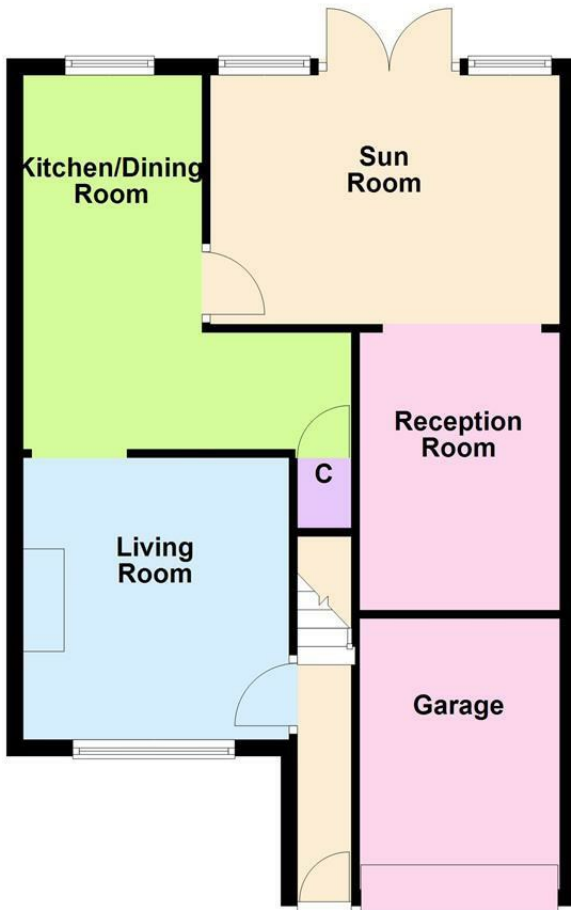


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 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.