

# 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



9 Wulfrath Way, Ware, SG12 0DN

**£595,000**

JONATHAN HUNT are pleased to offer this THREE BEDROOM DETACHED HOME being offered CHAIN FREE. The property offers a Living/Dining room, Kitchen and Conservatory along a ground floor Shower room and Utility. Externally the property benefits from mature gardens to the front and rear and a driveway for several cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**9 Wulfrath Way, Ware, SG12 0DN**

**ENTRANCE HALLWAY**

**LIVING/DINING ROOM 26'6" x 12'1" narr to 8'2" (8.1 x 3.7 narr to 2.5)**

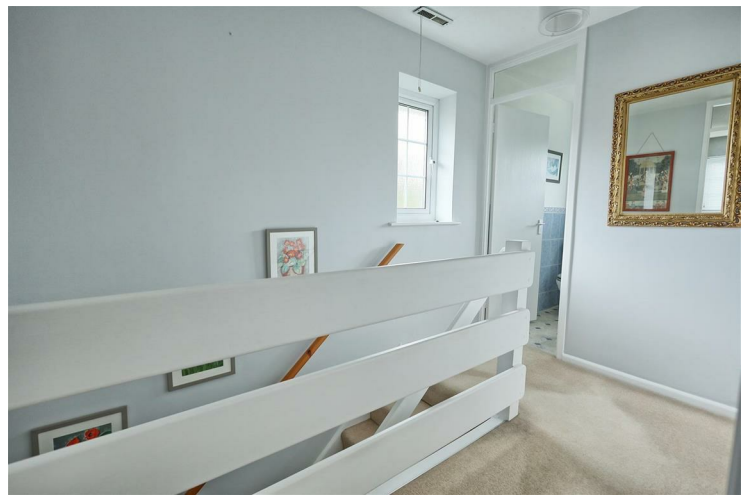


**CONSERVATORY 16'4" x 9'10" (5 x 3)**



**FIRST FLOOR**

**DINING AREA**



**BEDROOM ONE 12'5" x 9'2" (3.8 x 2.8)**

**KITCHEN 10'5" x 6'10" (3.2 x 2.1)**



**9 Wulfrath Way, Ware, SG12 0DN**

**BEDROOM TWO 9'10" x 9'2" (3 x 2.8)**



**REAR GARDEN**



**BEDROOM THREE 9'6" x 7'0" (2.9 x 2.15)**



**EXTERIOR**



**BATHROOM**



**FRONT GARDEN**

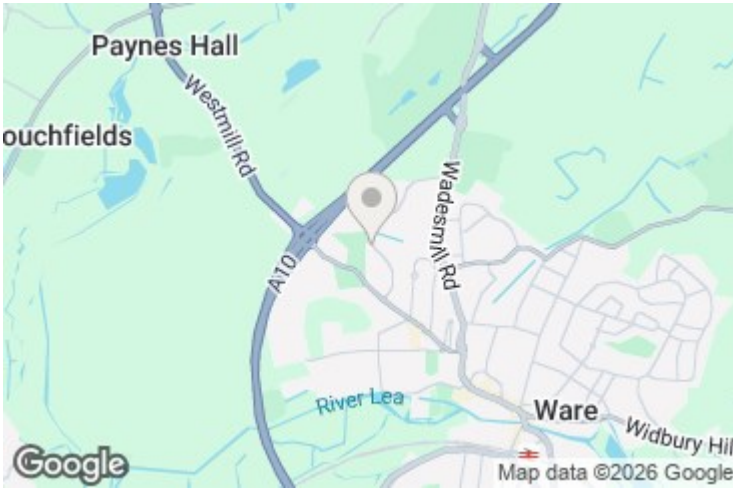


# 9 Wulfrath Way, Ware, SG12 0DN

## DRIVEWAY



## FRONT ASPECT



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

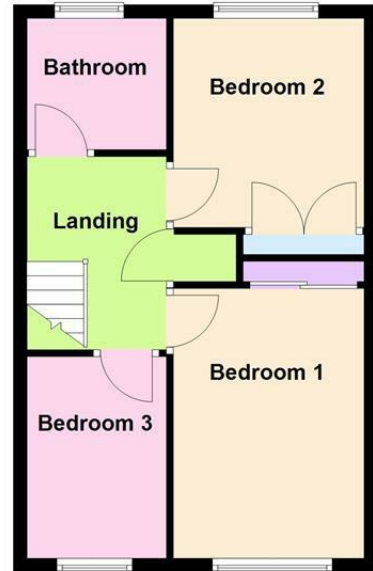
### Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



### First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 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.