

# Jonathan Hunt

ESTATE AGENCY

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31 Fanhams Road, Ware, SG12 7DL

**£430,000**

JONATHAN HUNT are pleased to offer this extended three bedroom end terrace family home. The property features three reception rooms, two bathrooms, corner plot gardens and off street parking for three cars. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**31 Fanhams Road, Ware, SG12 7DL**

**ENTRANCE HALL**

**DINING/FAMILY ROOM 18'10" x 14'5" (5.75 x 4.4)**



**CONSERVATORY 12'5" x 8'10" (3.79 x 2.7)**



**LIVING ROOM 15'5" x 11'1" (4.7 x 3.38)**



**CLOAKROOM**

**FIRST FLOOR**

**BEDROOM ONE 13'7" x 9'4" (4.15 x 2.86)**



**KITCHEN/BREAKFAST ROOM 14'9" x 13'5" (4.5 x 4.1)**



**BEDROOM TWO 9'2" x 8'9" (2.8 x 2.67)**



# 31 Fanhams Road, Ware, SG12 7DL

## BEDROOM THREE 9'10" x 7'6" (3 x 2.3)



## EXTERIOR



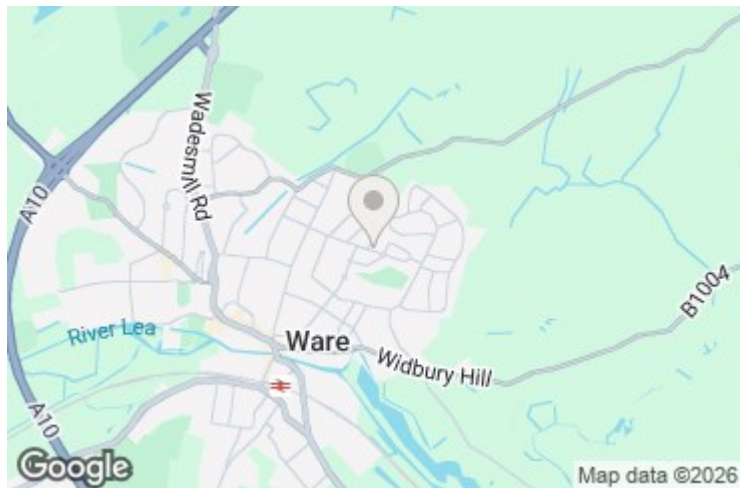
## BATHROOM



## DRIVEWAY FOR THREE CARS



## REAR AND SIDE GARDENS

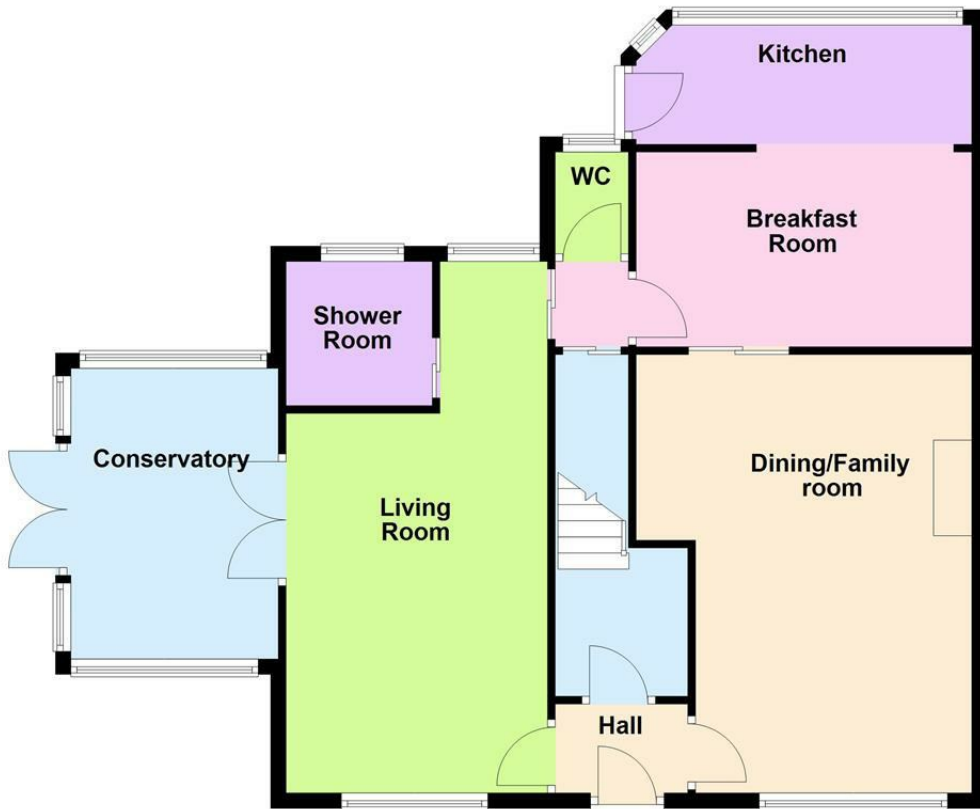


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>78</b>
	<b>60</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

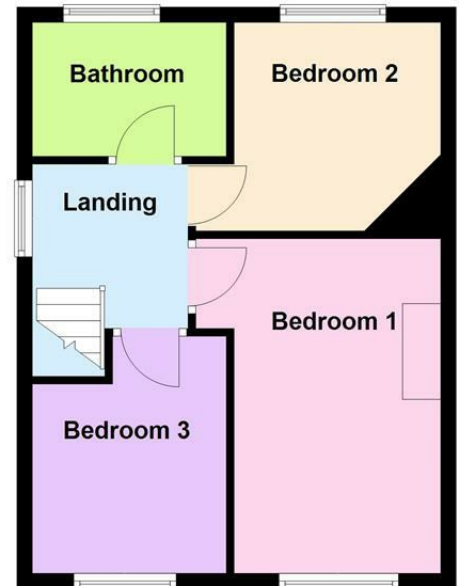
### Ground Floor

Approx. 87.9 sq. metres (946.6 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 126.4 sq. metres (1360.6 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.