

# Jonathan Hunt

ESTATE AGENCY

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**11 Fanshawe Crescent, Ware, Hertfordshire, SG12 0AR**

**£637,000**

**QUICK SALE - ATTRACTIVE 4 BED 1930's SEMI IN SOUGHT AFTER ROAD...** Located in Fanshawe Crescent offering convenience to Chauncy School, this 1930's semi detached house provides extended accommodation to include Entrance Hall, Bay Fronted Living/Dining Room, Kitchen/Breakfast Room, Utility Room, Independent Ground Floor Bedroom With En-Suite (Ideal for a dependent relative or as an air B'n'B), Three Bedrooms to First Floor and Family Bathroom. Secluded Rear Garden. Double Width Drive. **OFFERED CHAIN FREE!**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 11 Fanshawe Crescent, Ware, Hertfordshire, SG12 0AR

## ENTRANCE HALLWAY

## LIVING ROOM



## BEDROOM FOUR



## DINING ROOM



## ENSUITE



## KITCHEN



## FIRST FLOOR

## BEDROOM ONE



## UTILITY ROOM

## CLOAKROOM



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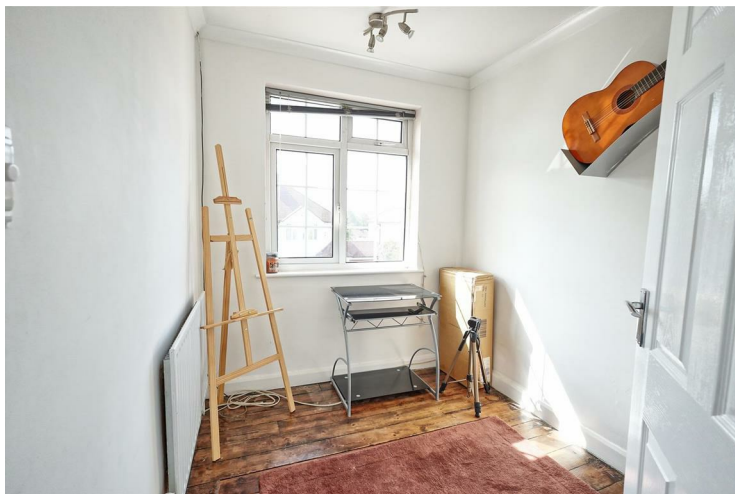
**BEDROOM TWO**



**REAR GARDEN**



**BEDROOM THREE**



**EXTERIOR**



**BATHROOM**



**DRIVEWAY**



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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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



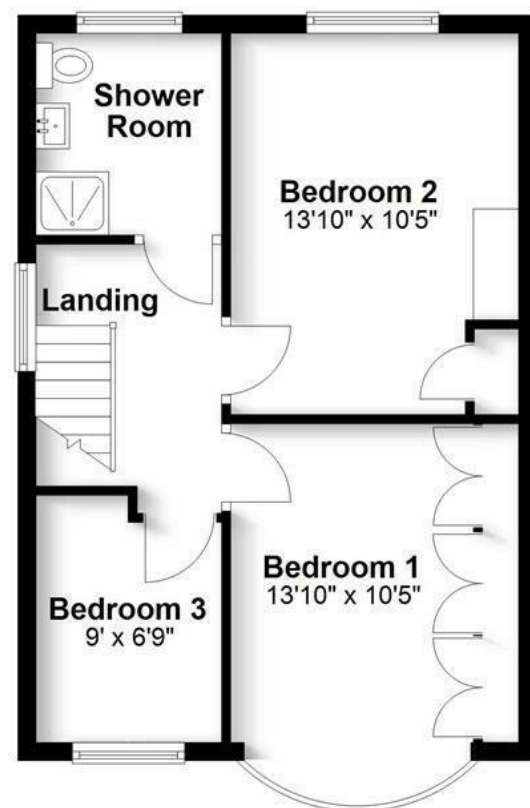
## Ground Floor

Approx. 795.6 sq. feet



## First Floor

Approx. 454.0 sq. feet



Total area: approx. 1249.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.