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ESTATE AGENCY

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10 Warner Road, Ware, SG12 9JL

£1,000,000

JONATHAN HUNT are pleased to offer this wonderful opportunity to purchase this extremely spacious FOUR BEDROOM DETACHED HOME located on the Southside of Ware. Enjoying an elevated position, the property benefits from wonderful views across Ware and is within a few minutes walk of the town centre and train station. Internally, the property features generous sized reception rooms, Kitchen/breakfast room and a separate Utility space. The rear gardens offer great potential to create a family garden and to the front a large driveway and DOUBLE GARAGE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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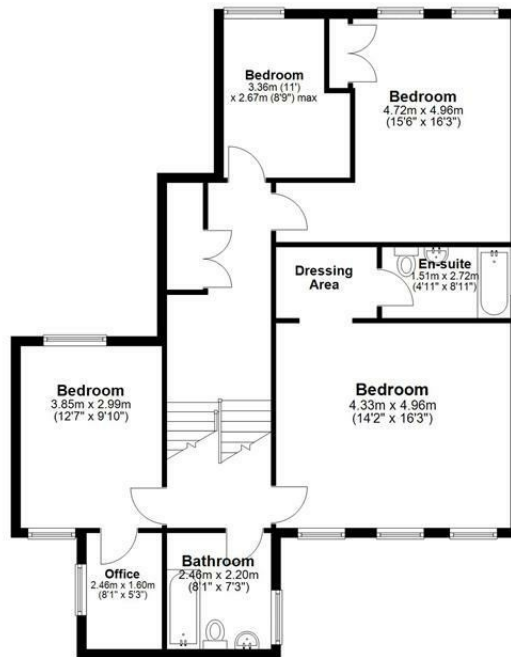
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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. 138.3 sq. metres (1488.4 sq. feet)



First Floor
Approx. 95.6 sq. metres (1029.5 sq. feet)



Total area: approx. 233.9 sq. metres (2517.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Warner Road