

Jonathan Hunt

ESTATE AGENCY

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18 London Road, Ware, Herts, SG12 9LP

£525,000

INDIVIDUAL PERIOD DETACHED HOUSE CLOSE TO STATION.....Ideally placed for Ware Station serving London Liverpool Street, this period 3 bedroom detached house is quirky and full of character and provides over 1200 sq ft to include 3 good size bedrooms to the first floor with en-suite to master, entrance hall, large living room with feature fireplace, kitchen/dining room and ground floor bathroom. Externally the house provides its own rear courtyard garden and off-street parking.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

18 London Road, Ware, Herts, SG12 9LP

ENTRANCE

ENTRANCE HALL



BATHROOM



FIRST FLOOR LANDING

BEDROOM ONE 13 x 11'5 (3.96m x 3.48m)

LIVING ROOM 20'6" x 16'8" (6.25 x 5.08)



KITCHEN/DINING ROOM 22'8" x 11'11" (6.91 x 3.64)

ENSUITE



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BEDROOM TWO 13'8" x 8'3" (4.17 x 2.51)



FRONT AND DRIVEWAY



BEDROOM THREE 13'9" x 8'2" (4.2 x 2.5)



COUNCIL TAX BAND - D



REAR GARDEN

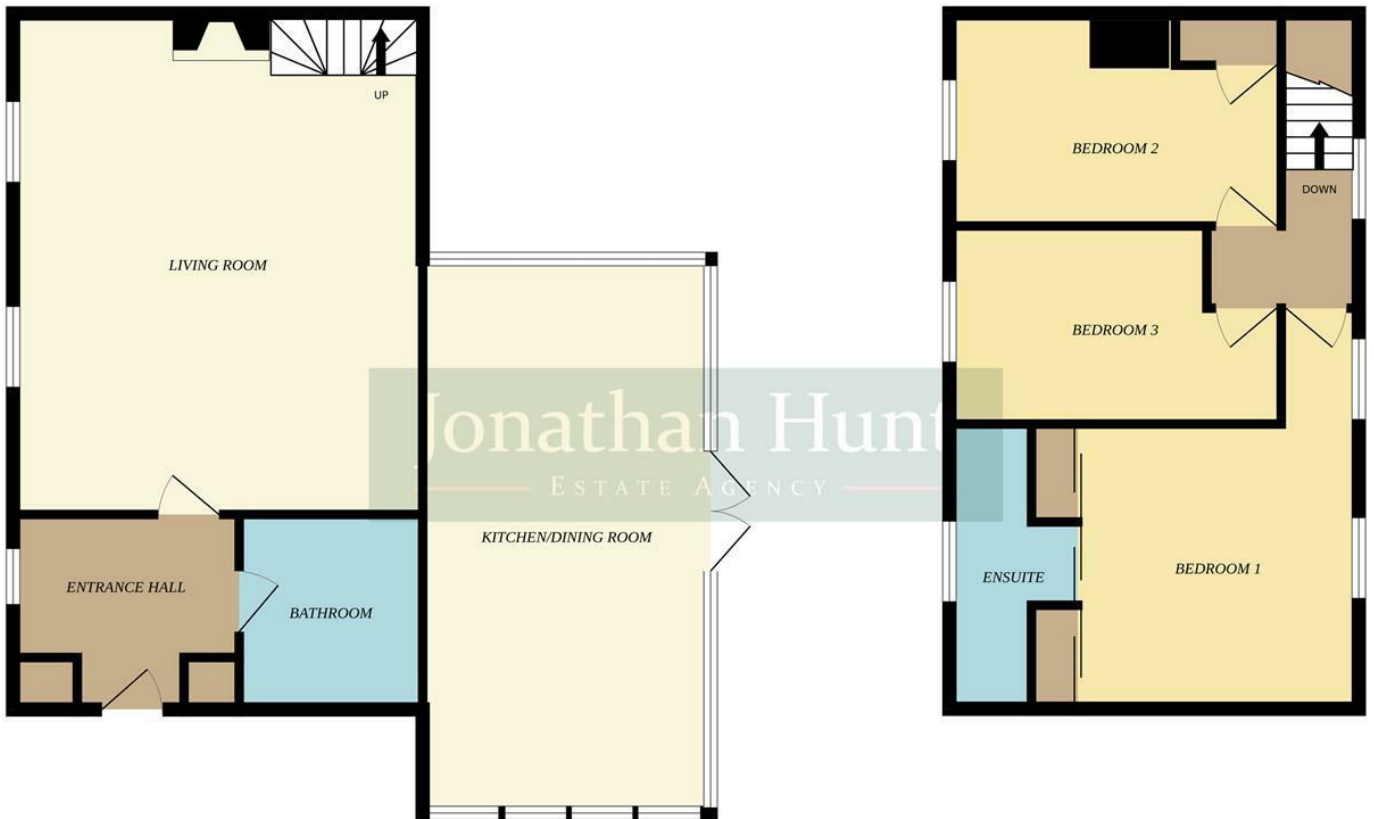


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		63	
(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
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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