

# Jonathan Hunt

ESTATE AGENCY

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**324 Ware Road, Hailey ,Hertford, SG13 7PG**

**£675,000**

JONATHAN HUNT are pleased to offer this THREE BEDROOM DETACHED BUNGALOW offered for sale with no onward chain and is positioned within a small cul de sac of four bungalows. The property features Living room, Kitchen/breakfast room, Bathroom and Ensuite to master bedroom, low maintenance gardens, GARAGE AND PARKING.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**324 Ware Road, Hailey ,Hertford, SG13 7PG**

**ENTRANCE HALLWAY**

**LIVING ROOM 17'8" x 19'3" (5.4 x 5.87)**



**ENSUITE**



**BEDROOM TWO 13'1" x 10'5" excluding wardrobes (4 x 3.18 excluding wardrobes)**



**KITCHEN/BREAKFAST ROOM 14'5" x 12'10" (4.4 x 3.93)**



**BEDROOM THREE 9'10" x 9'10" (3 x 3)**



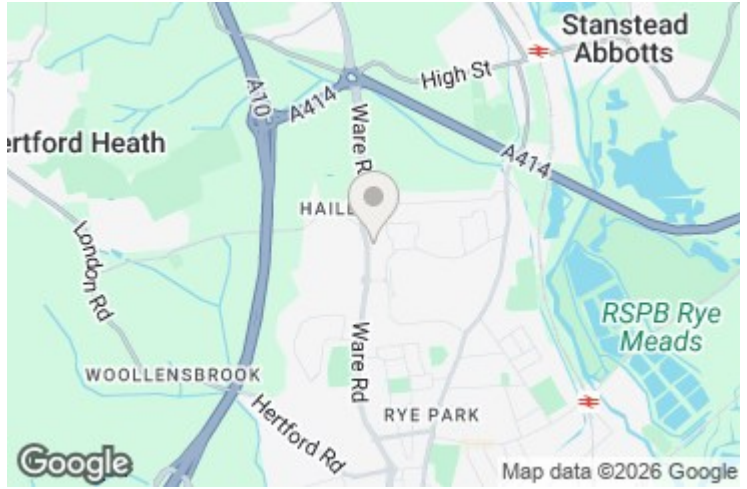
**BEDROOM ONE 12'4" x 8'10" excluding wardrobes (3.78 x 2.7 excluding wardrobes)**



**BATHROOM**



**EXTERIOR**



**REAR GARDEN**



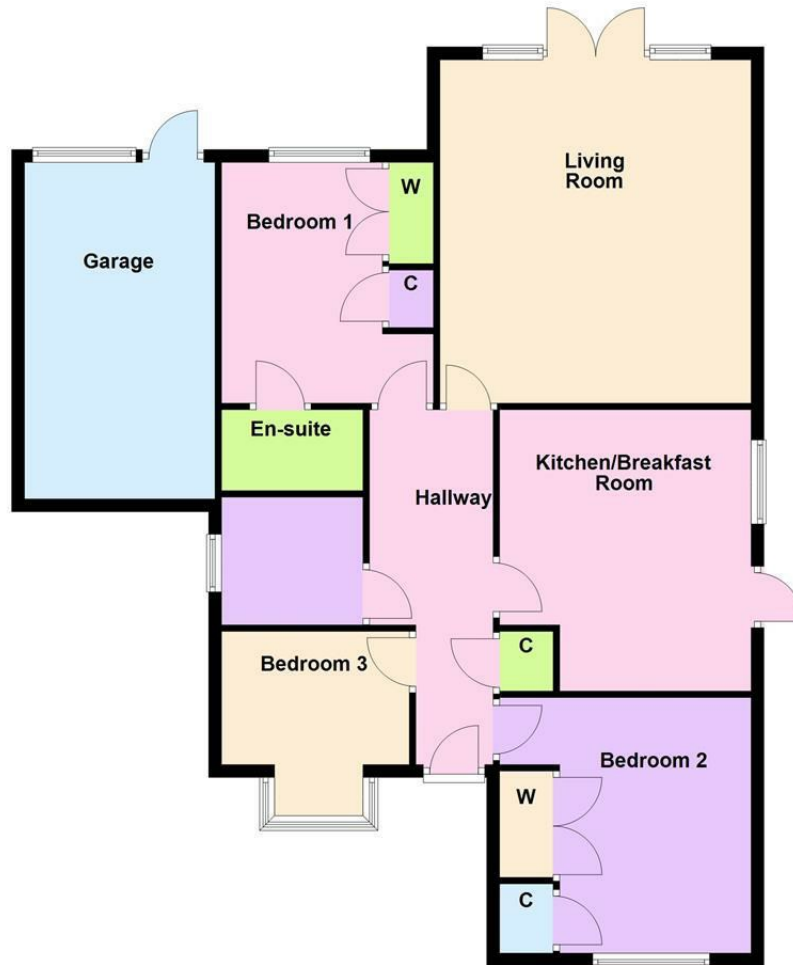
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**GARAGE AND PARKING**

### Ground Floor

Approx. 115.1 sq. metres (1238.8 sq. feet)



Total area: approx. 115.1 sq. metres (1238.8 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.