

# Jonathan Hunt

ESTATE AGENCY

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53 Fanshawe Crescent, Ware, SG12 0AR

Asking Price £850,000

## 53 Fanshawe Crescent, Ware, SG12 0AR

JONATHAN HUNT are pleased to offer this substantial 1930s FOUR BEDROOM HOME located within this highly desirable cul de sac. The property offers TWO RECEPTION ROOMS, open plan kitchen/dining room with separate utility room, and an en-suite bathroom to the master bedroom. Externally the property benefits from a large corner plot garden, DOUBLE GARAGE and parking for several cars. CHAIN FREE.



**ENTRANCE HALL**

**LOUNGE 11'1" x 11'1" (3.4 x 3.4)**

**DINING ROOM 10'2" x 9'10" (3.1 x 3.0)**

**KITCHEN 10'2" x 9'10" (3.1 x 3)**

**LIVING ROOM 18'0" x 12'9" (5.5 x 3.9)**

**UTILITY ROOM 10'2" x 5'10" (3.1 x 1.8)**

**WC**

**PRINCIPAL BEDROOM 12'9" x 12'9" (3.9 x 3.9)**

**EN-SUITE**

**BEDROOM TWO 10'9" x 10'2" (3.3 x 3.1)**

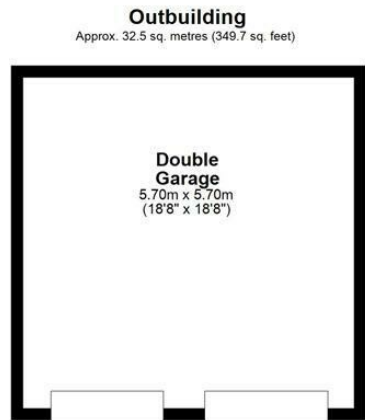
**BEDROOM THREE 10'5" x 9'10" (3.2 x 3.01)**

**BEDROOM FOUR 7'2" x 6'2" (2.2 x 1.9)**

**BATHROOM 6'6" x 4'7" (1.99 x 1.4)**





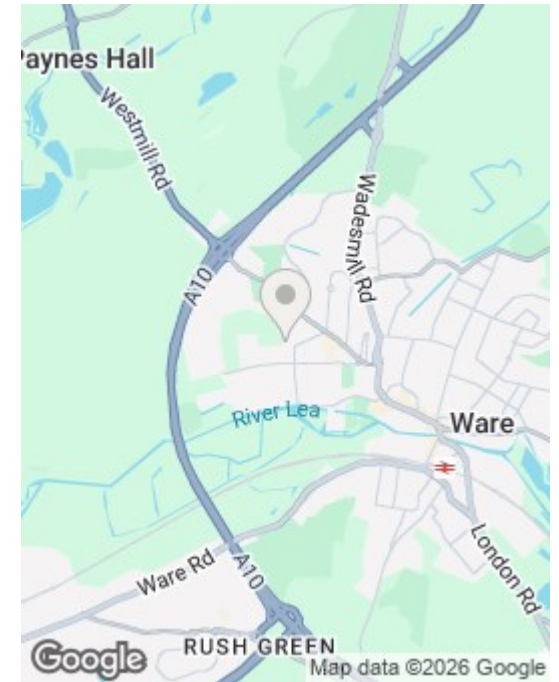


Total area: approx. 159.1 sq. metres (1712.6 sq. feet)

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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**Fanshawe Crescent**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(54-68) <b>D</b>		(55-68) <b>D</b>	
(39-53) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC