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53 Milton Road, Ware, Hertfordshire, SG12 0QA

£525,000

JONATHAN HUNT are pleased to offer this well presented and extended three bedroom semi detached family home located within walking distance of Ware Town Centre and Station. The property offers a flexible living space with two double bedrooms and a shower room to the first floor. The ground floor benefits from three reception rooms one of which makes a useful home office, playroom or third bedroom. Externally the property features a manageable rear garden and to the front a driveway for three cars. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING ROOM 14'0" x 10'5" (4.27 x 3.2)



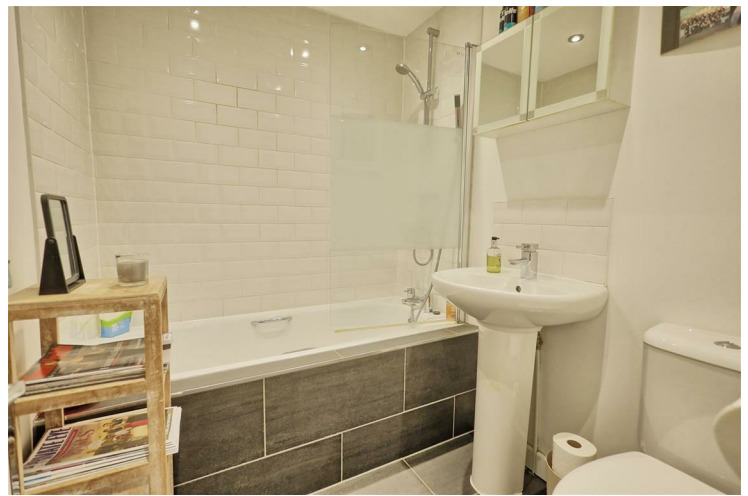
BEDROOM THREE/STUDY 7'7" x 14'7" (2.32 x 4.47)



KITCHEN 10'2" x 7'8" (3.1 x 2.34)



FAMILY BATHROOM



DINING ROOM 13'7" x 10'6" (4.16 x 3.22)



BEDROOM ONE 12'9" x 10'5" (3.91 x 3.2)



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BEDROOM TWO 11'11" x 7'4" (3.65 x 2.25)



GARDEN



SHOWER ROOM



GARDENS



EXTERIOR



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	68
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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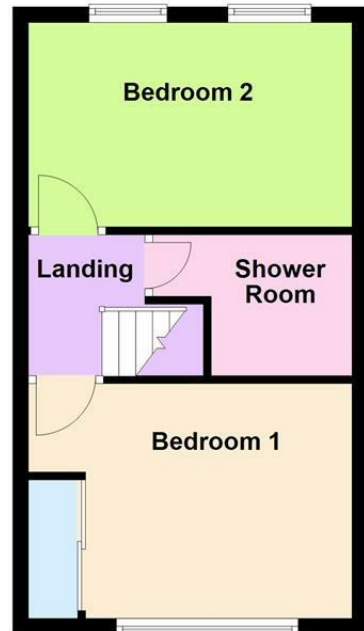
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 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.