

# Jonathan Hunt

ESTATE AGENCY

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**10 Upper Clabdens, Ware, SG12 7HB**

**£550,000**

JONATHAN HUNT are pleased to offer this well presented THREE BEDROOM extended semi detached home. The property features a wonderful OPEN PLAN KITCHEN with Utility area and a very useful Lean-to for excellent storage. Further benefits include a ground floor Cloakroom, refitted Shower room, Gas central heating and a generous well stocked rear garden.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 10 Upper Clabdens, Ware, SG12 7HB

## ENTRANCE HALLWAY



## KITCHEN



## LIVING ROOM 16'4" x 11'9" (5 x 3.6)



## DINING AREA



## KITCHEN/DINING ROOM 18'5" x 16'9" max (5.62 x 5.13 max)



## UTILITY AREA



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## FIRST FLOOR



## BEDROOM THREE 9'10" x 7'10" (3 x 2.4)



## BEDROOM ONE 13'1" x 10'8" incl wards (4 x 3.27 incl wards)



## SHOWER ROOM



## BEDROOM TWO 10'8" x 10'6" (3.27 x 3.22)



## LEAN-TO 29'6" x 6'6" (9 x 2)



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## REAR GARDEN



## REAR ASPECT



## GARDENS



## EXTERIOR



## STORAGE SHEDS



## PATIO



## DRIVEWAY

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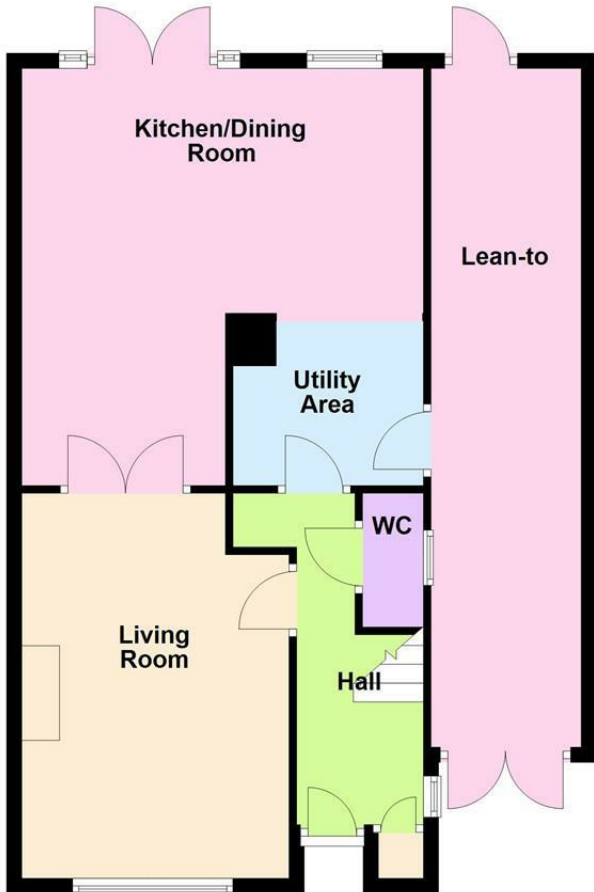


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	79
England & Wales	EU Directive 2002/91/EC	

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		
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### Ground Floor

Approx. 74.8 sq. metres (805.0 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.5 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.