

# Jonathan Hunt

ESTATE AGENCY

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**129 Heath Drive, Ware, Hertfordshire, SG12 0RL**

**£675,000**

JONATHAN HUNT are pleased to offer this OUTSTANDING THREE BEDROOM HOME finished to the highest standard, now offering wonderful OPEN PLAN LIVING ACCOMMODATION with generous gardens, driveway and garage. Internal features include, a ground floor shower room/Cloakroom, Utility room, spacious entrance hall and first floor landing. Internal viewing recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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| Energy Efficiency Rating                    |  | Current                                                                                                   | Potential |
|---------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                           |           |
| (92 plus) A                                 |  |                                                                                                           | 87        |
| (81-91) B                                   |  |                                                                                                           |           |
| (69-80) C                                   |  |                                                                                                           |           |
| (55-68) D                                   |  |                                                                                                           |           |
| (39-54) E                                   |  | 63                                                                                                        |           |
| (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 |  | <div>63</div>           | <div>87</div>                                                                     |
| (92 plus) <div>A</div>                                          |  |                         |                                                                                   |
| (81-91) <div>B</div>                                            |  |                         |                                                                                   |
| (69-80) <div>C</div>                                            |  |                         |                                                                                   |
| (55-68) <div>D</div>                                            |  |                         |                                                                                   |
| (39-54) <div>E</div>                                            |  |                         |                                                                                   |
| (21-38) <div>F</div>                                            |  |                         |                                                                                   |
| (1-20) <div>G</div>                                             |  |                         |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                   |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |



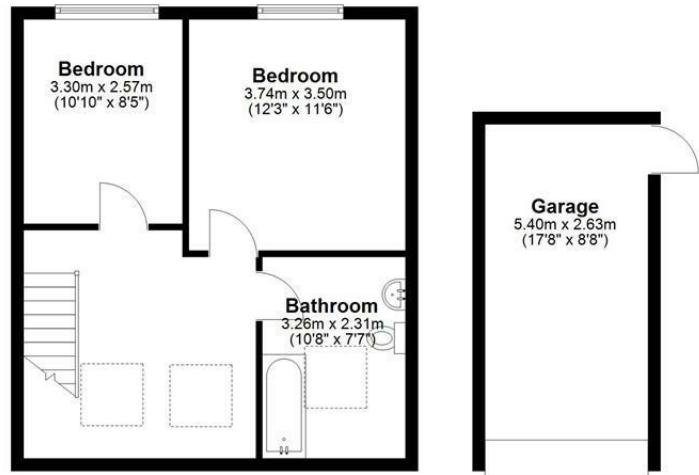
### Ground Floor

Approx. 83.5 sq. metres (898.4 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 141.4 sq. metres (1522.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Heath Drive