

Jonathan Hunt

ESTATE AGENCY

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9 Wulfrath Way, Ware, SG12 0DN

£595,000

JONATHAN HUNT are pleased to offer this THREE BEDROOM DETACHED HOME being offered CHAIN FREE. The property offers a Living/Dining room, Kitchen and Conservatory along a ground floor Shower room and Utility. Externally the property benefits from mature gardens to the front and rear and a driveway for several cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING/DINING ROOM 26'6" x 12'1" narr to 8'2" (8.1 x 3.7 narr to 2.5)

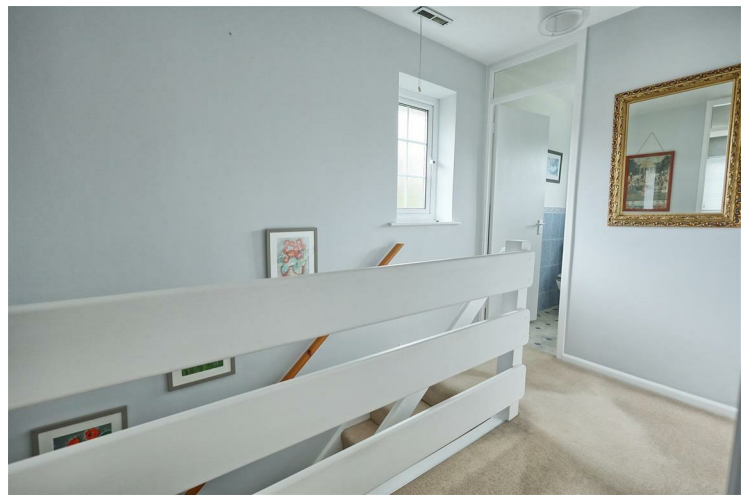


CONSERVATORY 16'4" x 9'10" (5 x 3)



FIRST FLOOR

DINING AREA



BEDROOM ONE 12'5" x 9'2" (3.8 x 2.8)

KITCHEN 10'5" x 6'10" (3.2 x 2.1)



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BEDROOM TWO 9'10" x 9'2" (3 x 2.8)



REAR GARDEN



BEDROOM THREE 9'6" x 7'0" (2.9 x 2.15)



EXTERIOR



BATHROOM



FRONT GARDEN

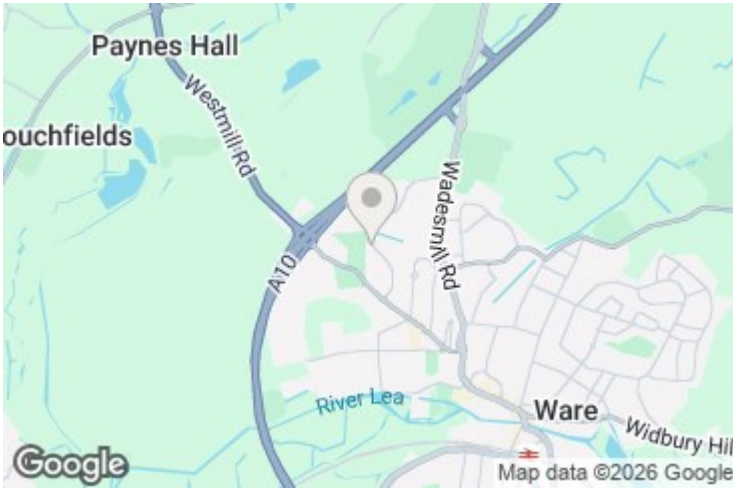


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DRIVEWAY



FRONT ASPECT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

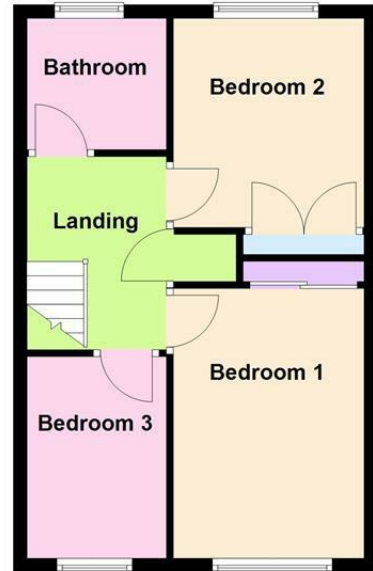
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 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.