

# Jonathan Hunt

ESTATE AGENCY

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**181 Musley Hill, Ware, SG12 7NR**

**£799,995**

JONATHAN HUNT are pleased to offer these attractive, newly built THREE BEDROOM DETACHED FAMILY HOMES located on the outskirts of Ware. These beautifully presented detached properties offer modern open plan living accommodation to include an IMPRESSIVE KITCHEN/DINING ROOM with central Island and Bi-folding doors to the gardens. The properties also benefit from a Cloakroom, Utility space, Ensuite facilities and under floor heating. Externally the landscaped gardens are low maintenance and feature a HOME OFFICE/STUDY. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

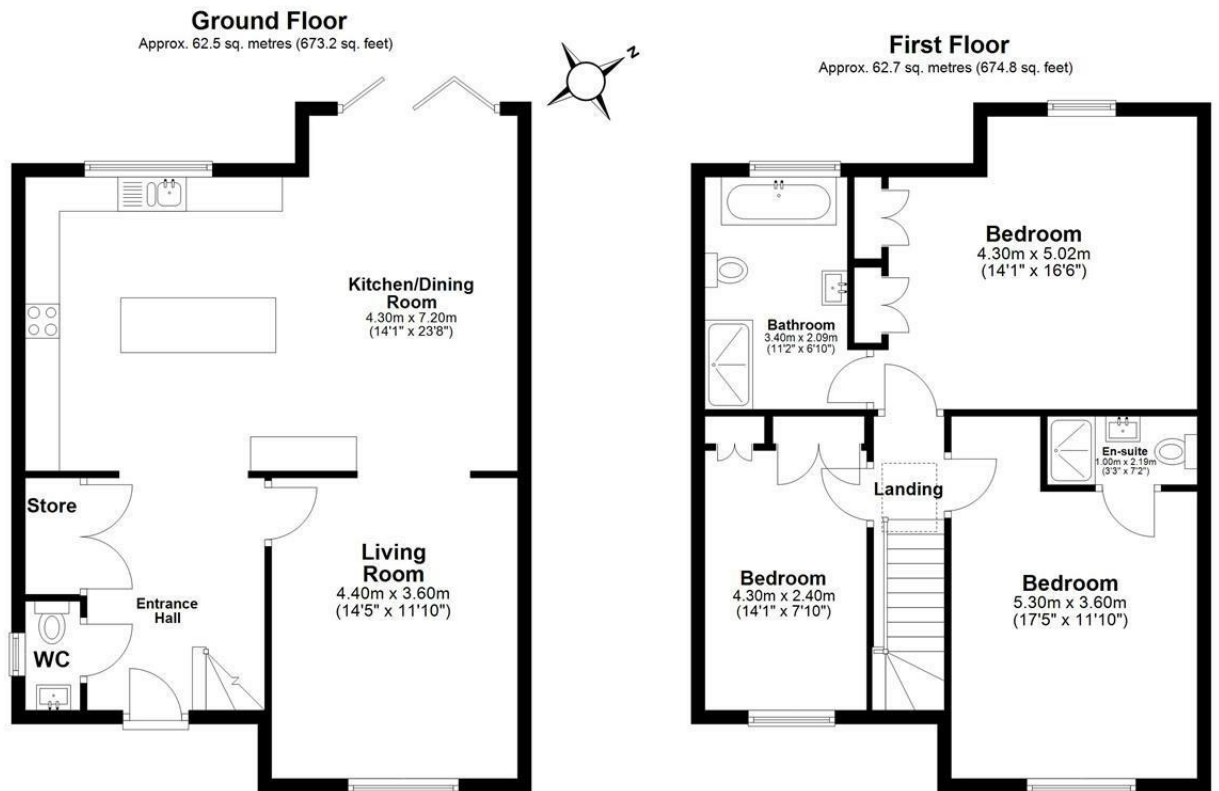
Ware Branch - Company No. 4759215 VAT No. 700174975

# 181 Musley Hill, Ware, SG12 7NR



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



**Total area: approx. 133.1 sq. metres (1432.2 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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**Musley Hill**