

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



53 Fanshawe Crescent, Ware, SG12 0AR

Asking Price £850,000

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JONATHAN HUNT are pleased to offer this substantial 1930s FOUR BEDROOM HOME located within this highly desirable cul de sac. The property offers TWO RECEPTION ROOMS, open plan kitchen/dining room with separate utility room, and an en-suite bathroom to the master bedroom. Externally the property benefits from a large corner plot garden, DOUBLE GARAGE and parking for several cars. CHAIN FREE.



ENTRANCE HALL

LOUNGE 11'1" x 11'1" (3.4 x 3.4)

DINING ROOM 10'2" x 9'10" (3.1 x 3.0)

KITCHEN 10'2" x 9'10" (3.1 x 3)

LIVING ROOM 18'0" x 12'9" (5.5 x 3.9)

UTILITY ROOM 10'2" x 5'10" (3.1 x 1.8)

WC

PRINCIPAL BEDROOM 12'9" x 12'9" (3.9 x 3.9)

EN-SUITE

BEDROOM TWO 10'9" x 10'2" (3.3 x 3.1)

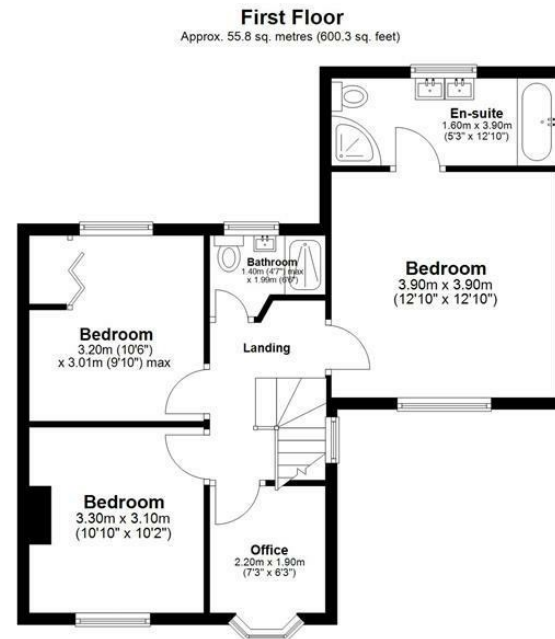
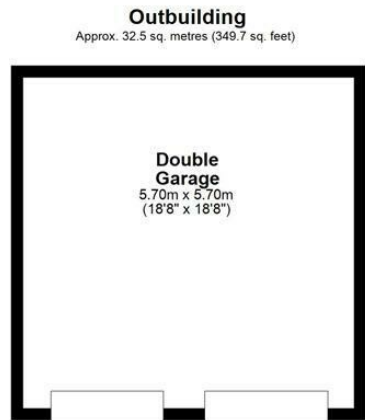
BEDROOM THREE 10'5" x 9'10" (3.2 x 3.01)

BEDROOM FOUR 7'2" x 6'2" (2.2 x 1.9)

BATHROOM 6'6" x 4'7" (1.99 x 1.4)





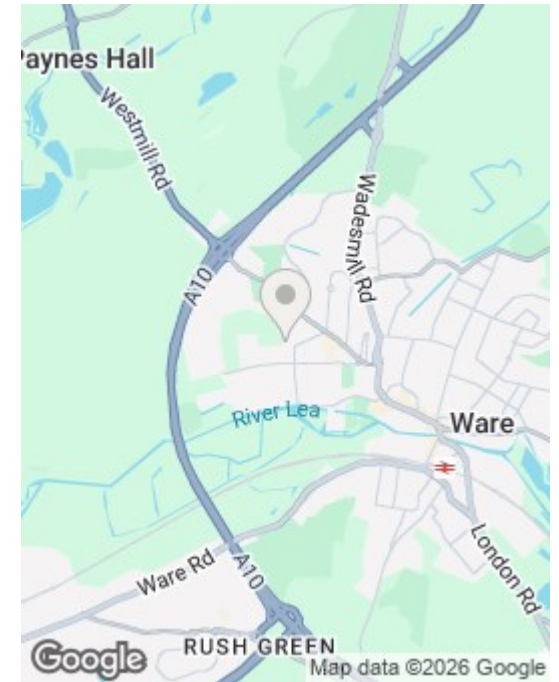


Total area: approx. 159.1 sq. metres (1712.6 sq. feet)

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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Fanshawe Crescent



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(55-68) D	
(39-53) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC