

Jonathan Hunt

ESTATE AGENCY

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2 Presdales Drive, Ware, Hertfordshire, SG12 9NS

Price Guide £750,000

GREAT POTENTIAL - JONATHAN HUNT are pleased to offer this rarely available **THREE BEDROOM DETACHED BUNGALOW** located within a few minutes walk of Ware's town centre and station. The property occupies a wonderful corner position with generous south west facing gardens. Internally the property offers spacious accommodation with **THREE RECEPTION ROOMS, Kitchen and Utility, Two bathrooms and a large DOUBLE GARAGE. CHAIN FREE**

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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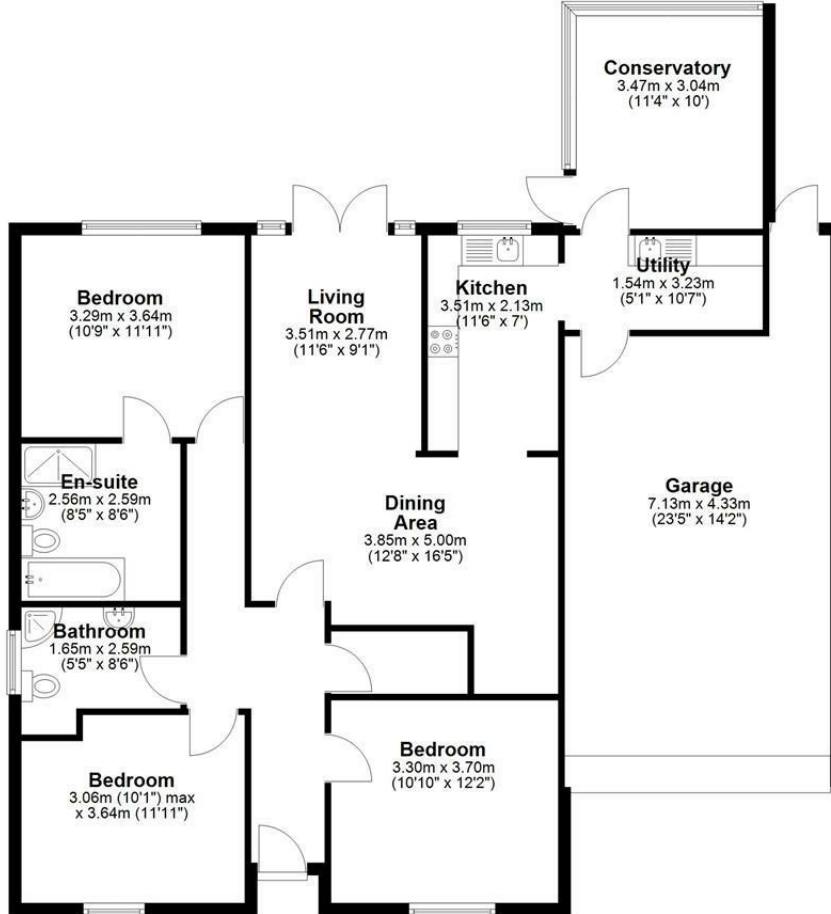


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(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. 143.7 sq. metres (1546.2 sq. feet)



Total area: approx. 143.7 sq. metres (1546.2 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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Presale Drive