

# Jonathan Hunt

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**3 Ash Cottages, Wareside, Hertfordshire, SG12 7QY**

**£350,000**

JONATHAN HUNT are pleased to offer this truly exceptional TWO DOUBLE BEDROOM character cottage located in the heart of this sought after village. The property has been the subject of vast improvements to include a wonderful bespoke Kitchen and Bathroom. The property features wood flooring, sash style windows, courtyard gardens and a GARAGE EN BLOC.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

### 3 Ash Cottages, Wareside, Hertfordshire, SG12 7QY

LIVING DINING ROOM 18'2" x 11'5" (5.56 x 3.48)



KITCHEN



FIREPLACE



BATHROOM



DINING AREA



BEDROOM ONE 10'2" x 11'6" (3.1 x 3.53)



# 3 Ash Cottages, Wareside, Hertfordshire, SG12 7QY

## BEDROOM TWO 8'11" x 7'10" (2.74 x 2.39)



## GARDEN



## GARAGE



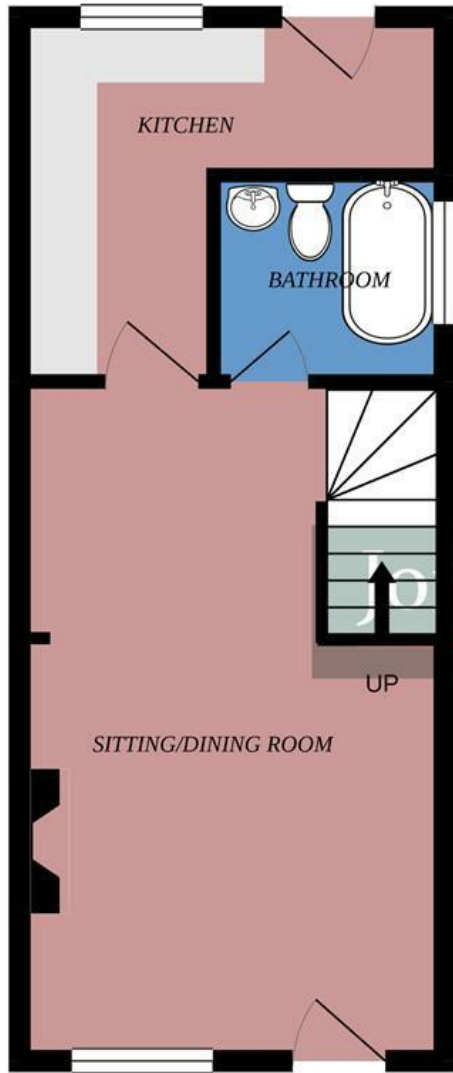
## EXTERIOR

**COUNCIL TAX**  
Band D

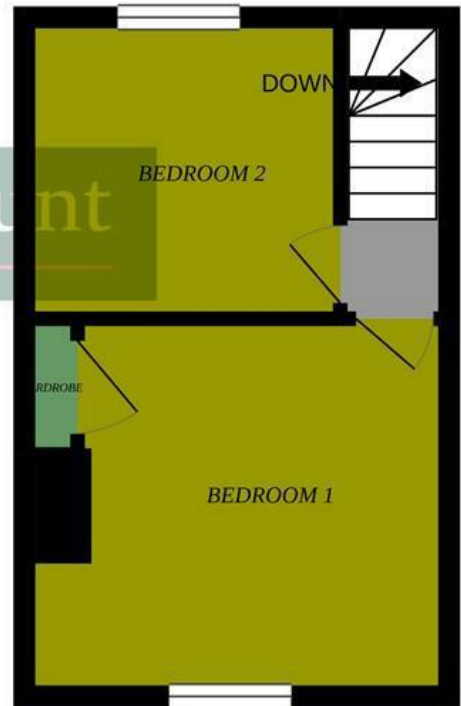
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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