

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

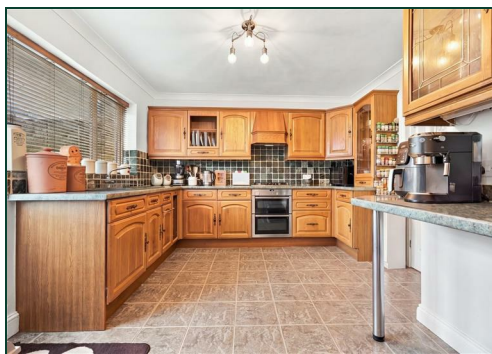
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Hazeldene Cambridge Road, Wadesmill, Ware, Hertfordshire, SG12 0TJ

£625,000

JONATHAN HUNT are pleased to offer this extended FOUR BEDROOM SEMI DETACHED family home. The property offers two reception rooms, ground floor shower room, family bathroom and a useful garage with electric door. The rear garden enjoys a westerly aspect and to the front off street parking for three cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

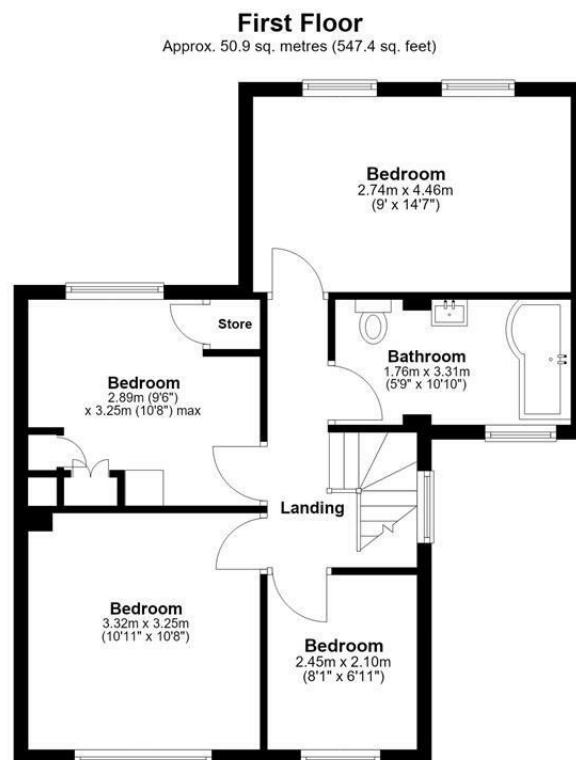
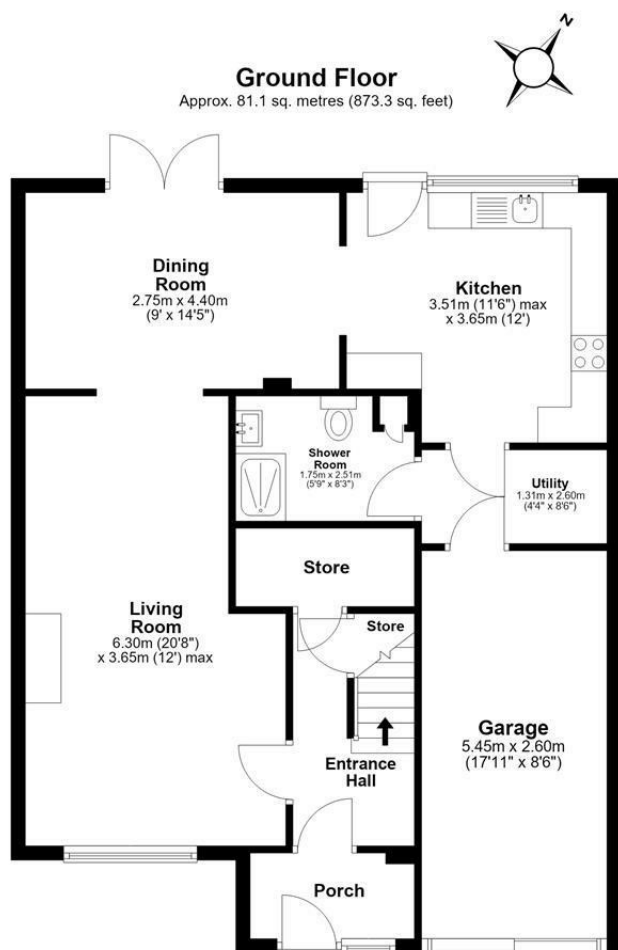
Ware Branch - Company No. 4759215 VAT No. 700174975

Hazeldene Cambridge Road, Wadesmill, Ware, Hertfordshire, SG12 0TJ



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Hazeldene