

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

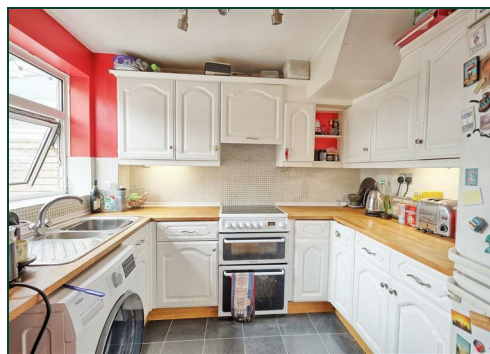
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



**35 Whiteley Close, Dane End, SG12 0NB**

**Offers In Excess Of £360,000**

**3 BEDROOM FAMILY HOME WITH DRIVEWAY & GARAGE IN PEACEFUL VILLAGE** - Located in the popular East Herts village of 'Dane End' this 3 bedroom house with a spacious through lounge/dining room, kitchen, downstairs cloakroom to the ground floor and 3 bedrooms to the first floor with a bathroom. Externally the house provides a rear garden and driveway to the front leading to an integral garage. Electric Heating. No onward Chain. Dane End is a small village with a popular village shop providing everyday needs and is a 10/15 minute drive from Ware & Hertford.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**35 Whiteley Close, Dane End, SG12 0NB**

**ENTRANCE HALLWAY**

**CLOAKROOM**

**LOUNGE/DINING ROOM 21'1" x 11'10" (6.45 x 3.63)**



**BEDROOM TWO 11'9" x 8'10" (3.6 x 2.7)**



**BEDROOM THREE 8'6" x 10'2" (2.6 x 3.1)**



**KITCHEN 8'10" x 8'0" (2.7 x 2.44)**



**FIRST FLOOR**

**BEDROOM ONE 11'9" x 8'6" (3.6 x 2.6)**



**BATHROOM**



# 35 Whiteley Close, Dane End, SG12 0NB

## GARDEN



## GARAGE

## DRIVEWAY

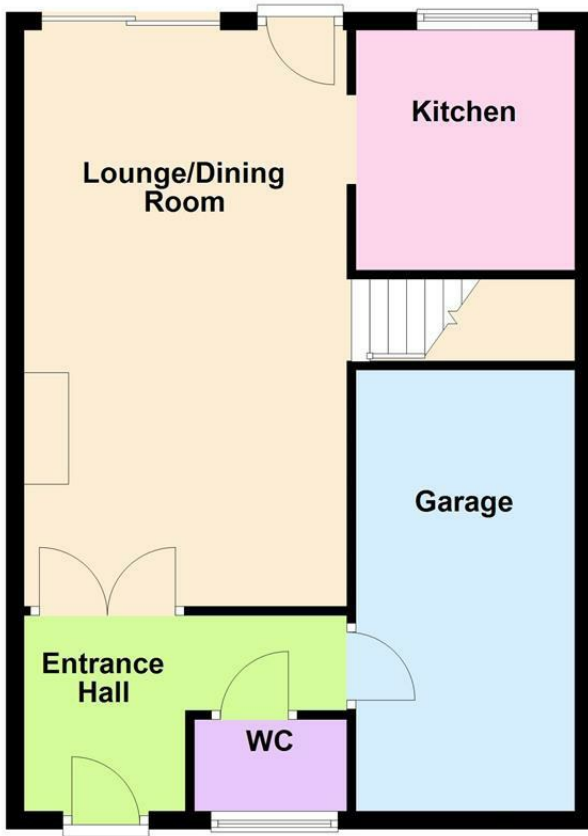


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		44	65
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

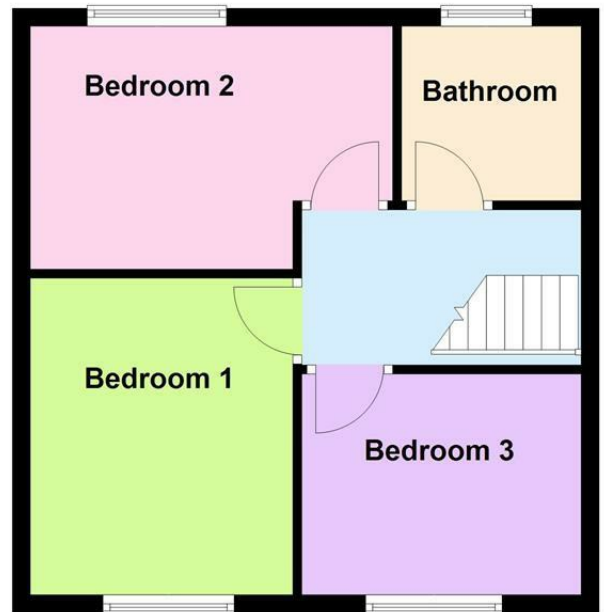
### Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.