

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



79 Queens Road, Ware, SG12 7DW

Offers In Excess Of £500,000

JONATHAN HUNT are pleased to offer this well presented three bedroom semi detached family home. The property has been extended to provide spacious Living accommodation to include a large living room and open plan Kitchen/dining room. The gardens enjoy a southerly aspect backing on to playing fields and feature various outbuilding ideal for storage.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

ENTRANCE HALL



KITCHEN/DINING ROOM 20'11" x 9'2" (6.4 x 2.8)



DINING AREA



CLOAKROOM

LIVING ROOM 18'2" x 10'4" (5.56 x 3.16)



FIRST FLOOR



STUDY 9'2" x 6'6" (2.8 x 2)



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BEDROOM ONE 14'1" x 9'2" (4.3 x 2.8)



BATHROOM



BEDROOM TWO 11'1" x 10'2" (3.4 x 3.1)



REAR GARDEN



BEDROOM THREE 11'5" x 6'10" (3.5 x 2.1)



DECKED AREA



OUTBUILDING



EXTERIOR



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	

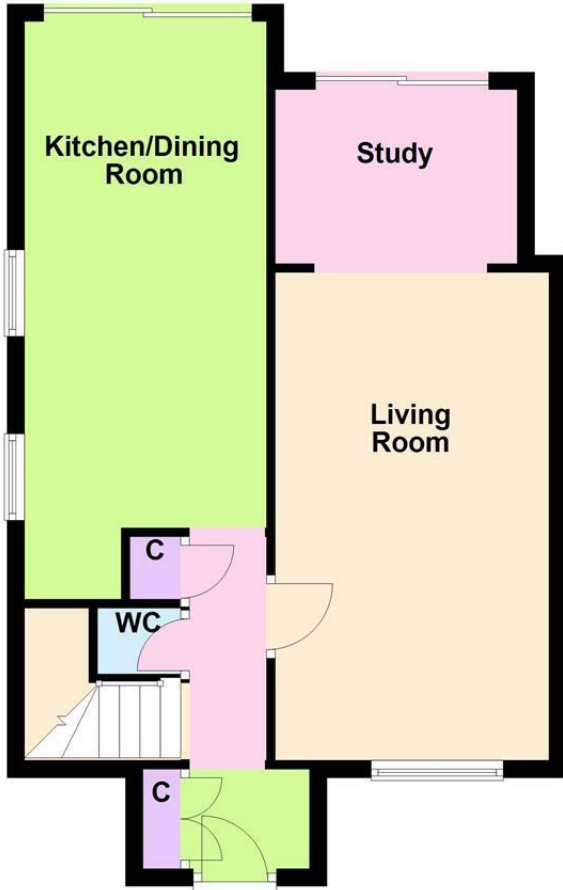
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PATIO AREA



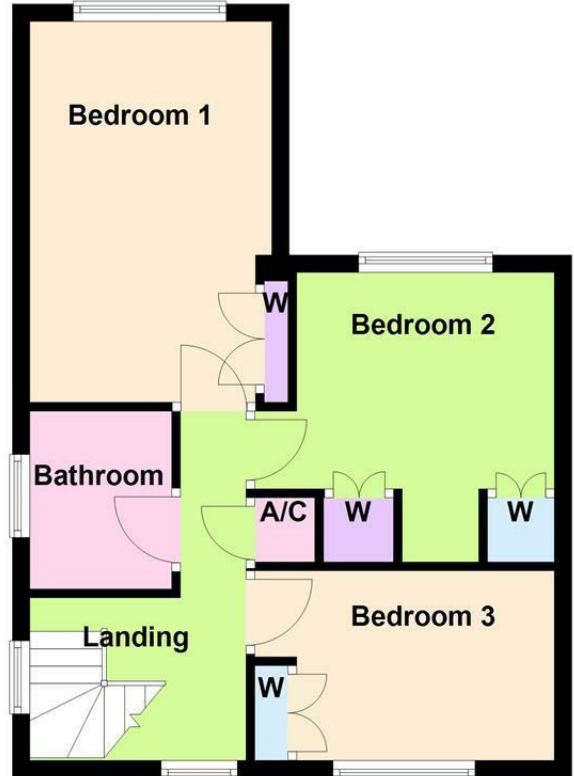
Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 93.0 sq. metres (1001.5 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.