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ESTATE AGENCY

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7 Chadwell, Ware, SG12 9JX

£850,000

JONATHAN HUNT are pleased to offer this FOUR BEDROOM 1930'S CHARACTER HOME located on the Southern side of Ware just a few minutes walk from the town centre and Station. Offered in excellent condition throughout, the property offers THREE RECEPTION ROOMS, Cloakroom, Utility room, Ensuite and family Bathroom. Externally the gardens enjoy a southerly aspect with patio and to the front off street parking for two/three cars.

ENTRANCE HALLWAY



SITTING ROOM



LIVING ROOM



UTILITY ROOM



DINING ROOM



BEDROOM ONE



KITCHEN



ENSUITE



BEDROOM TWO



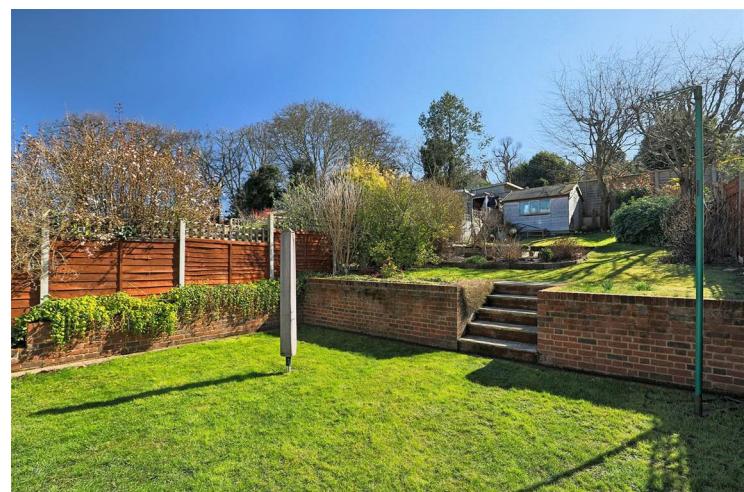
FAMILY BATHROOM



BEDROOM THREE



REAR GARDEN



BEDROOM FOUR



GARDENS



EXTERIOR



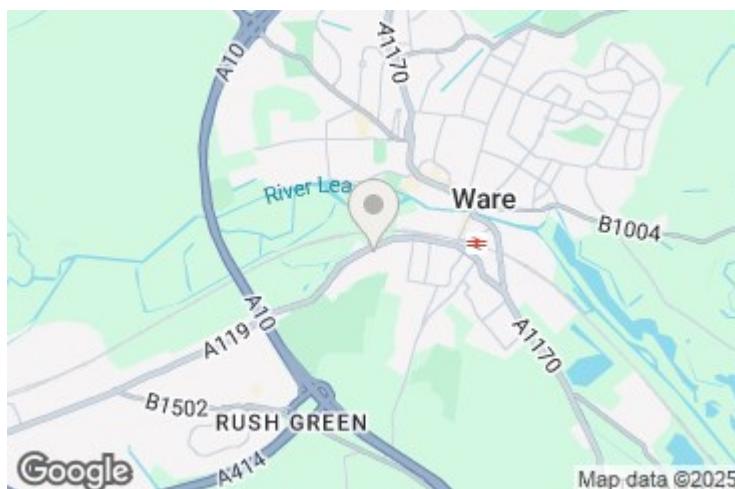
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		81
(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	

OUTLOOK

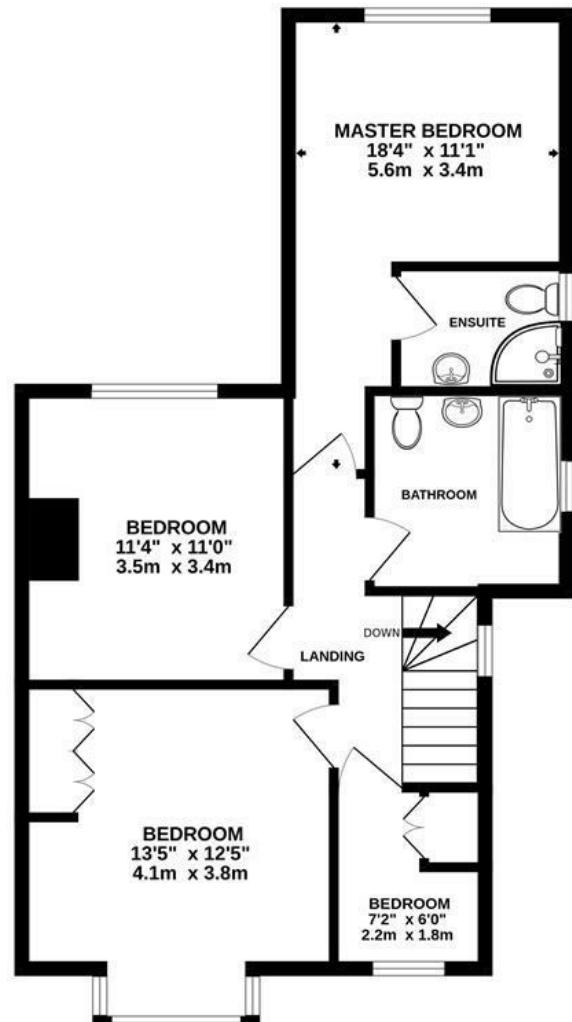
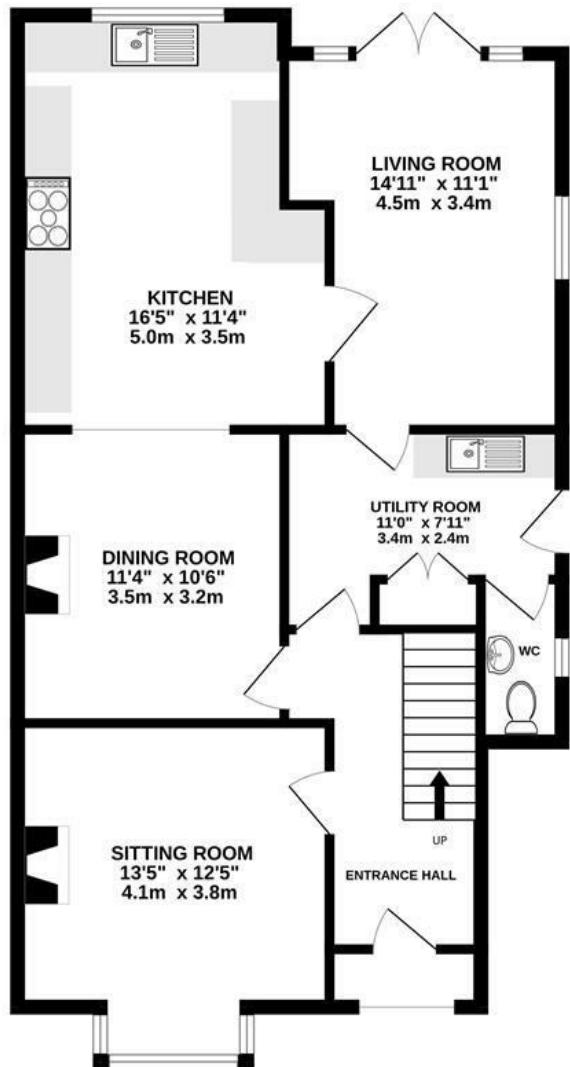


COUNCIL TAX BAND E



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.

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 fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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