

# 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



**3 Widbury Gardens, Ware, SG12 7AT**

**£675,000**

JONATHAN HUNT are pleased to offer this FOUR BEDROOM DETACHED family home located within one of Ware's premier cul de sacs close to the town centre and rail line to London. The property features THREE RECEPTION ROOMS and a ground floor extension providing annexe accommodation. The mature gardens enjoy a south westerly aspect along with a large garage and driveway. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



### 3 Widbury Gardens, Ware, SG12 7AT

**ENTRANCE HALLWAY**



**DINING ROOM 10'2" x 9'0" (3.1 x 2.76)**



**LIVING ROOM 16'11" x 10'2" (5.18 x 3.12)**



**CLOAKROOM**

**KITCHEN 11'7" x 8'0" (3.55 x 2.44)**



**CONSERVATORY 12'4" x 6'2" (3.76 x 1.89)**



**INNER HALLWAY**

**BATHROOM**





### 3 Widbury Gardens, Ware, SG12 7AT

**BEDROOM FOUR 10'6" x 12'0" (3.22 x 3.67)**



**BEDROOM TWO 10'2" x 9'3" (3.12 x 2.82)**



### FIRST FLOOR

**BEDROOM ONE 10'7" x 10'3" (3.23 x 3.14)**



**BEDROOM THREE 9'10" x 6'6" (3 x 2)**

**REAR GARDEN**



### ENSUITE



### EXTERIOR



**GARAGE 17'1" x 11'2" narr to 8'7" (5.22 x 3.41 narr to 2.62)**

**FRONT**



3 Widbury Gardens, Ware, SG12 7AT



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 <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

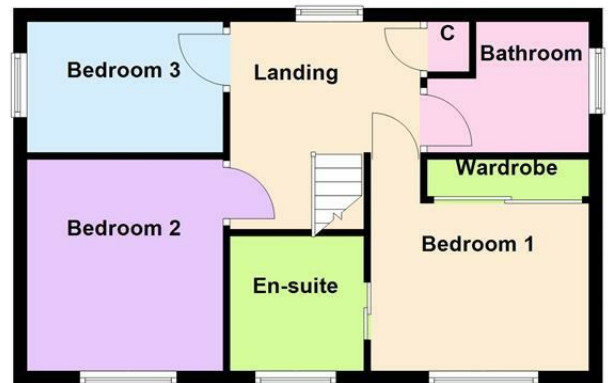
### Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 127.4 sq. metres (1371.8 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.