

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

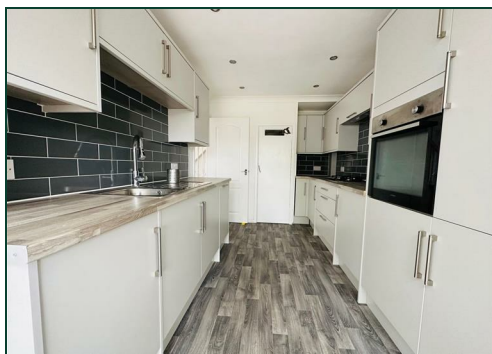
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3 Salmons Close, Ware, SG12 0RW

£525,000

JONATHAN HUNT are pleased to offer this extended three bedroom semi detached family home located within a small cul de sac on the popular Kingshill development. The property benefits from two reception rooms, ground floor Utility/Shower room, garage and driveway for several cars. The rear garden is a generous size and enjoys a westerly aspect.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LIVING ROOM 14'4" x 12'5" (4.37 x 3.8)



UTILITY/SHOWER ROOM



KITCHEN 12'5" x 8'6" (3.8 x 2.6)



FIRST FLOOR

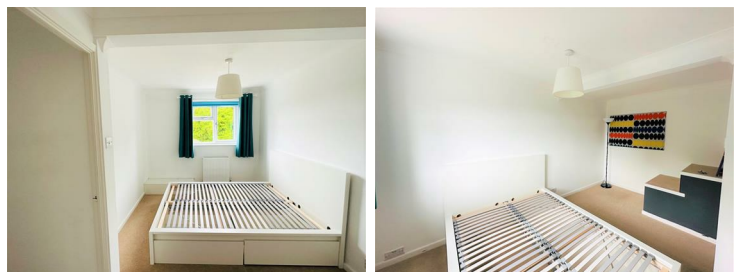
BEDROOM ONE 14'1" x 9'2" + wardrobes (4.3 x 2.8 + wardrobes)



DINING ROOM 11'9" x 8'6" (3.6 x 2.6)



BEDROOM TWO 13'9" x 8'6" (4.2 x 2.6)



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BATHROOM



PATIO



SECOND FLOOR

BEDROOM THREE 13'11" x 7'2" extending to 9'10" (4.25 x 2.2 extending to 3)



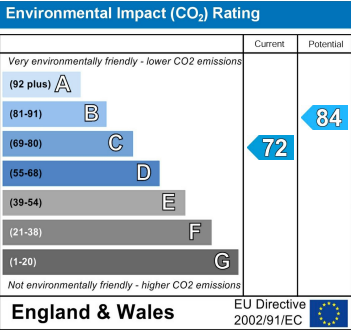
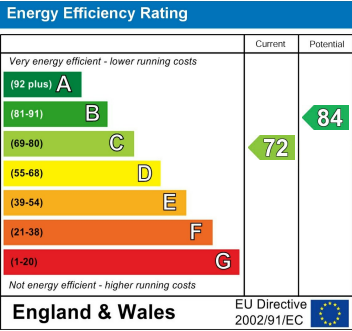
DRIVEWAY AND GARAGE



REAR GARDEN



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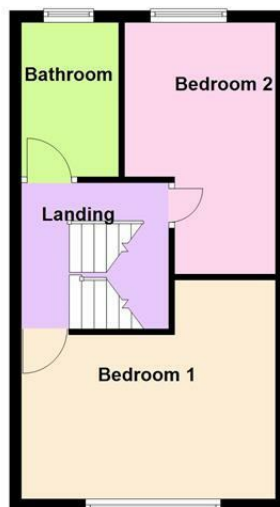
Ground Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Second Floor

Approx. 15.0 sq. metres (161.4 sq. feet)



Total area: approx. 110.1 sq. metres (1185.3 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.