

# Jonathan Hunt

ESTATE AGENCY

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**6 Chestnut Avenue, Ware, SG12 7JE**

**Offers In Excess Of £550,000**

JONATHAN HUNT are pleased to offer this rarely available THREE BEDROOM SEMI DETACHED FAMILY HOME located within this small private cul de sac. The property, built by JEST AND RUSKIN in the 1960's offers spacious reception rooms, large bedrooms and the scope to extend STPP. Benefits also include generous garden GARAGE AND DRIVEWAY - CHAIN FREE

**ENTRANCE HALLWAY**



**KITCHEN 13'6" x 9'10" (4.13 x 3)**



**LIVING ROOM 14'5" x 11'9" (4.4 x 3.6)**



**CLOAKROOM**

**FIRST FLOOR**



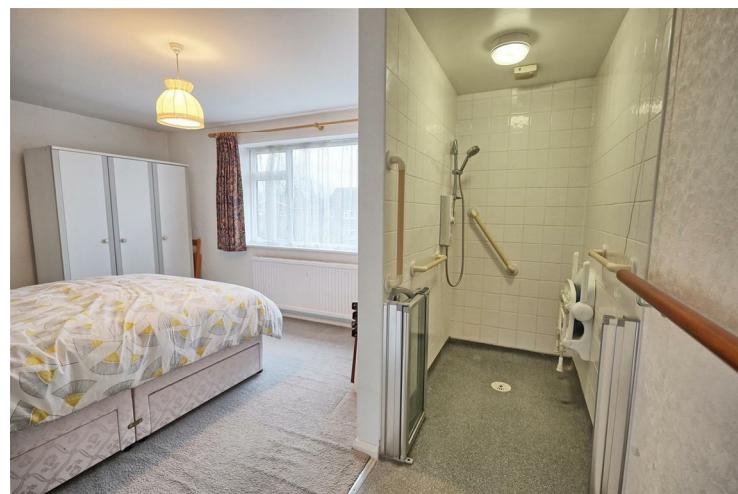
**DINING ROOM 10'11" x 10'8" (3.33 x 3.27)**



**BEDROOM 14'0" x 12'4" (4.29 x 3.78)**



SHOWER



BATHROOM



BEDROOM 11'5" x 12'4" (3.48 x 3.78)

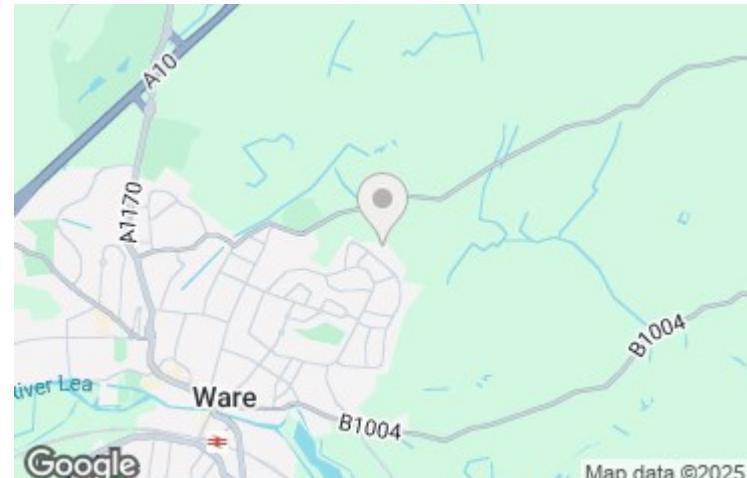


REAR GARDEN

GARDENS

FRONT GARDEN/DRIVE/GARAGE

COUNCIL TAX BAND D



BEDROOM 11'10" x 8'1" (3.61 x 2.47)



Energy Efficiency Rating

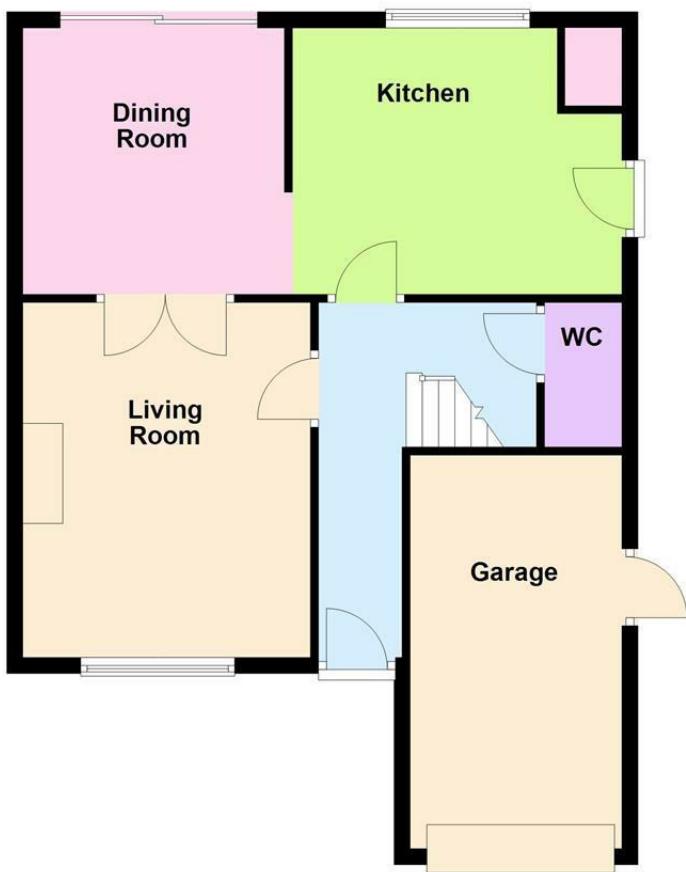
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	82	
(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		

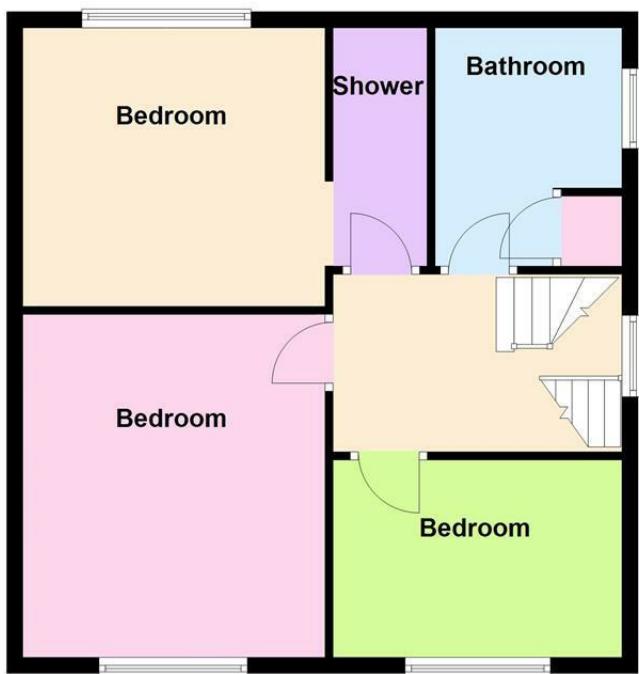
### Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



### First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 124.2 sq. metres (1336.4 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.