

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

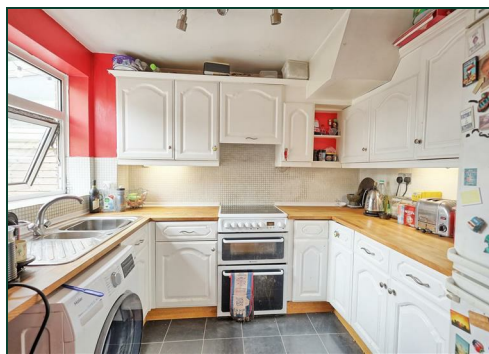
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35 Whiteley Close, Dane End, SG12 0NB

Asking Price £340,000

3 BEDROOM FAMILY HOME WITH DRIVEWAY & GARAGE IN PEACEFUL VILLAGE - Located in the popular East Herts village of 'Dane End' this 3 bedroom house with a spacious through lounge/dining room, kitchen, downstairs cloakroom to the ground floor and 3 bedrooms to the first floor with a bathroom. Externally the house provides a rear garden and driveway to the front leading to an integral garage. Electric Heating. No onward Chain. Dane End is a small village with a popular village shop providing everyday needs and is a 10/15 minute drive from Ware & Hertford.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

CLOAKROOM

LOUNGE/DINING ROOM 21'1" x 11'10" (6.45 x 3.63)



KITCHEN 8'10" x 8'0" (2.7 x 2.44)



FIRST FLOOR

BEDROOM ONE 11'9" x 8'6" (3.6 x 2.6)



BEDROOM TWO 11'9" x 8'10" (3.6 x 2.7)



BEDROOM THREE 8'6" x 10'2" (2.6 x 3.1)



BATHROOM



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GARDEN



GARAGE

DRIVEWAY

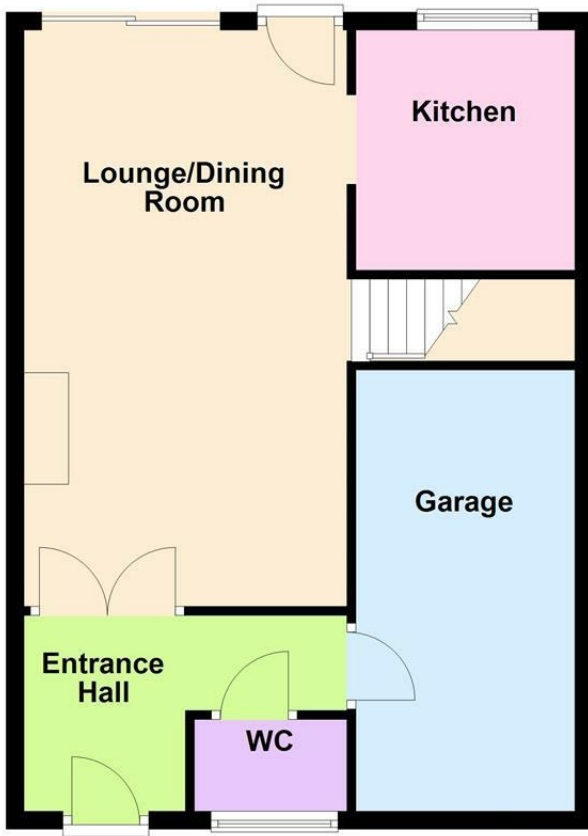


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	65
England & Wales	EU Directive 2002/91/EC 	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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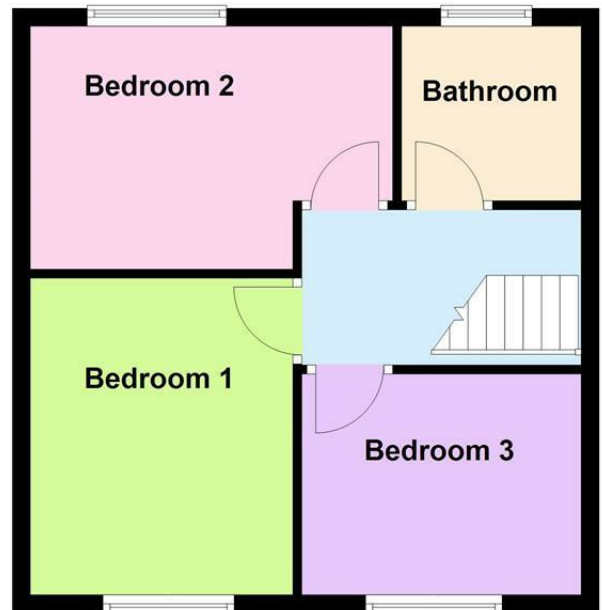
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 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.