

# Jonathan Hunt

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**16 Kiln House Close, Ware, Hertfordshire, SG12 7ES**

**£550,000**

JONATHAN HUNT are pleased to offer this deceptively spacious three bedroom END OF TERRACE family home located within walking distance to Ware town centre and Station. The property offers OPEN PLAN LIVING accommodation with two reception rooms, refitted Kitchen and Bathroom. Externally the property benefits from a GARAGE EN BLOC, South facing rear garden, driveway and is offered CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 16 Kiln House Close, Ware, Hertfordshire, SG12 7ES

## ENTRANCE HALLWAY

## LIVING ROOM



## CLOAKROOM



## DINING ROOM



## FIRST FLOOR LANDING



## KITCHEN



## BEDROOM ONE



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## BEDROOM TWO



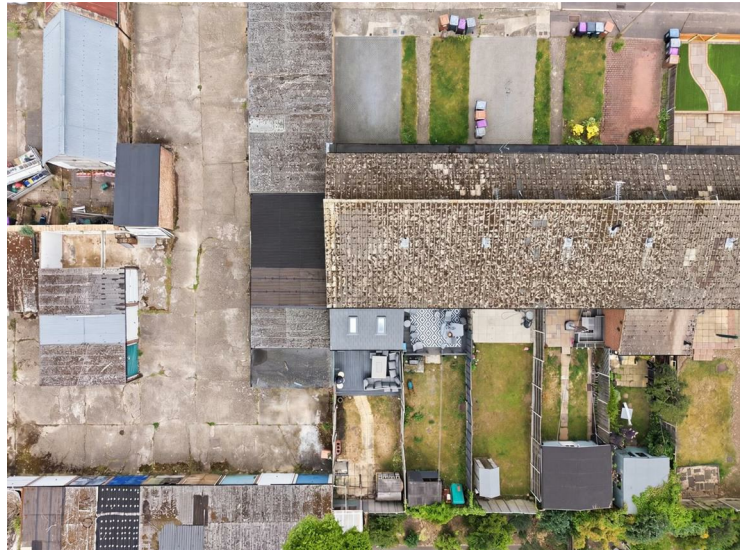
## GARDENS



## BEDROOM THREE



## GARAGE EN-BLOC



## BATHROOM

## REAR GARDEN



## DRIVEWAY



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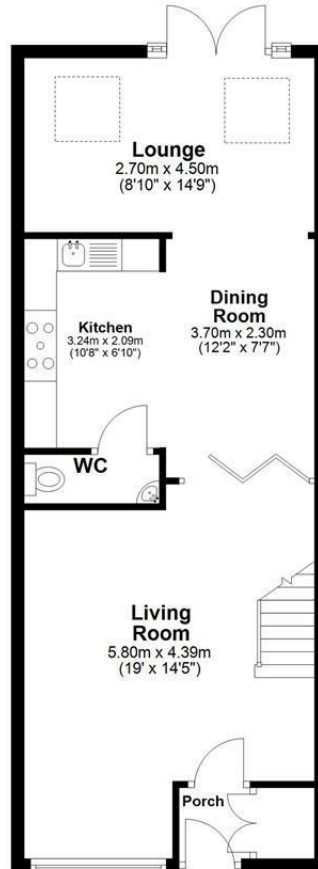


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

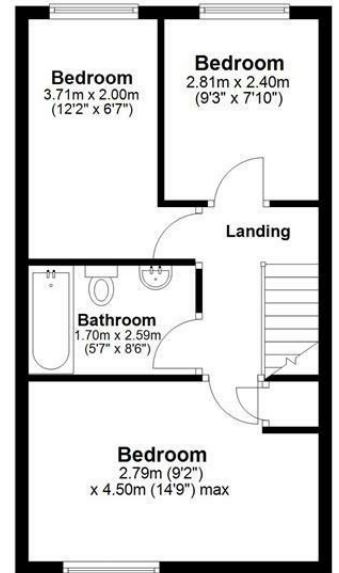
### Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



### Second Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



### Outbuilding

Approx. 17.6 sq. metres (189.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Kiln House Close**