

# 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



**Rosebank Colliers End, Herts, SG11 1ER**

**Offers In Excess Of £575,000**

**EXTENDED & REFURBISHED CHALET HOUSE** - Providing spacious accommodation this property has been extensively refurbished throughout and benefits from stunning high spec family kitchen, two luxury bathrooms and three bedrooms. Externally there is a driveway to the front providing ample off street parking and a landscaped garden to the rear.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

GROUND FLOOR SHOWER ROOM

KITCHEN/DINER 22'2" x 13'1" (6.76 x 4.01)

SITTING ROOM 16'5" x 11'10" (5.02 x 3.63)

BEDROOM ONE 14'4" x 13'1" (4.38 x 4.01)

BEDROOM TWO 11'6" x 9'10" (3.52 x 3.02)

BEDROOM THREE 9'3" x 8'7" (2.82 x 2.63)

BATHROOM 13'1" x 7'9" (4.01 x 2.37)

EXTERIOR

REAR GARDEN

CARPORT AND GARAGE

COUNCIL TAX BAND D

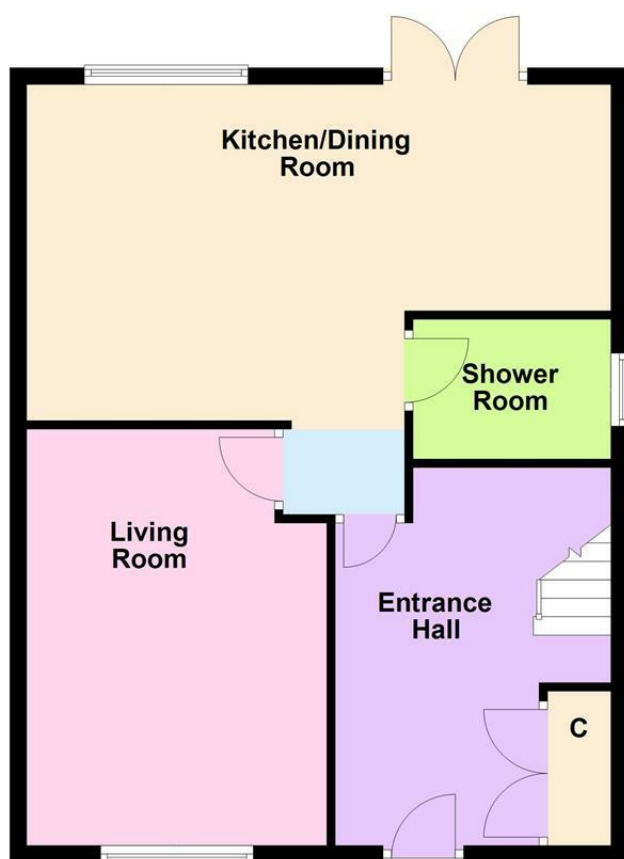


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |           |

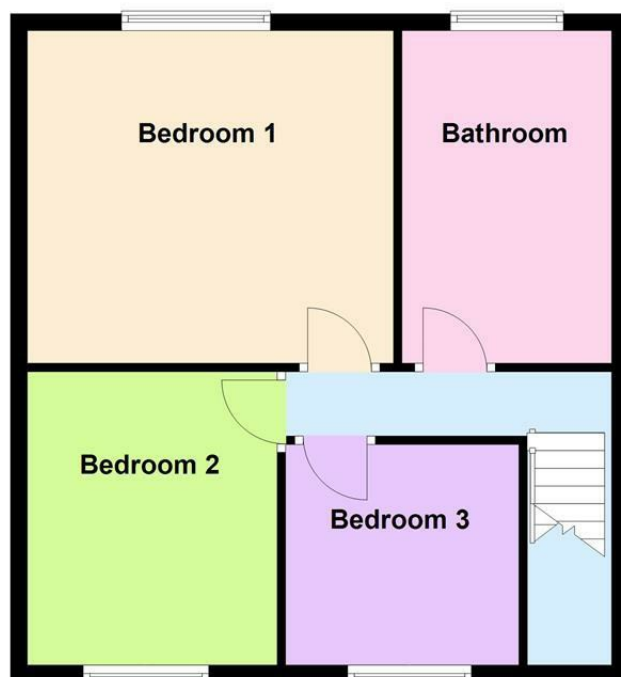
### Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



### First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 116.2 sq. metres (1250.8 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.