

# Jonathan Hunt

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1 Wulfrath Way, Ware, Hertfordshire, SG12 0DN

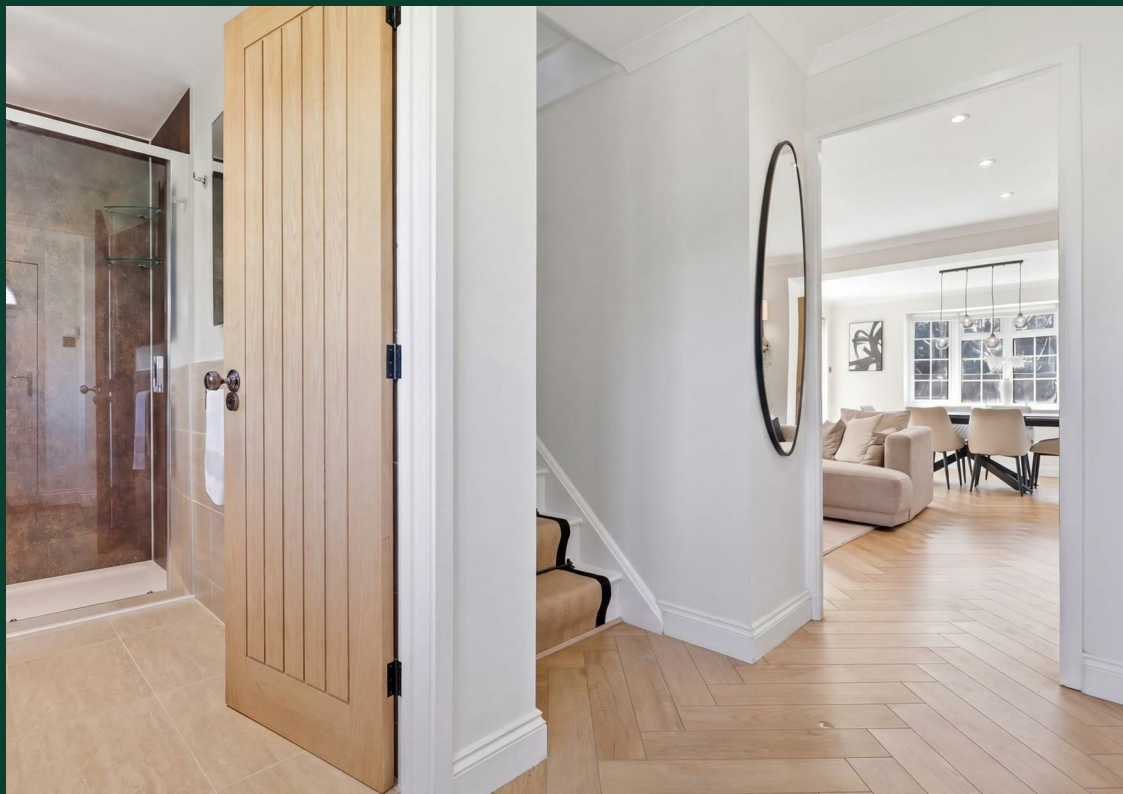
£675,000

## 1 Wulfrath Way, Ware, Hertfordshire, SG12 0DN

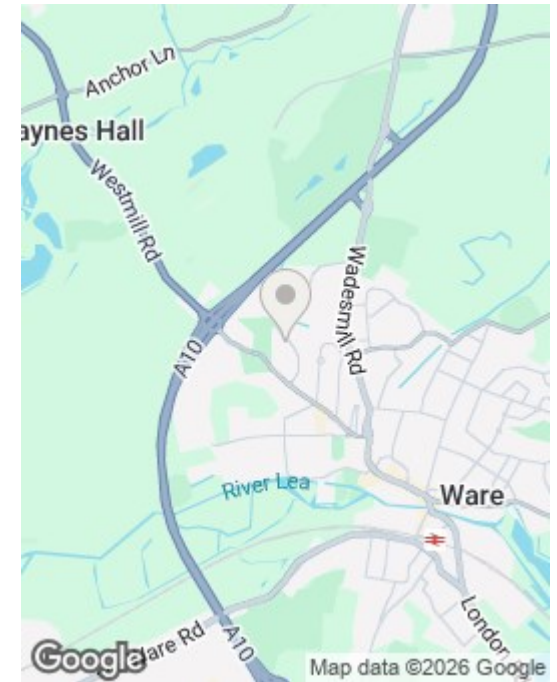
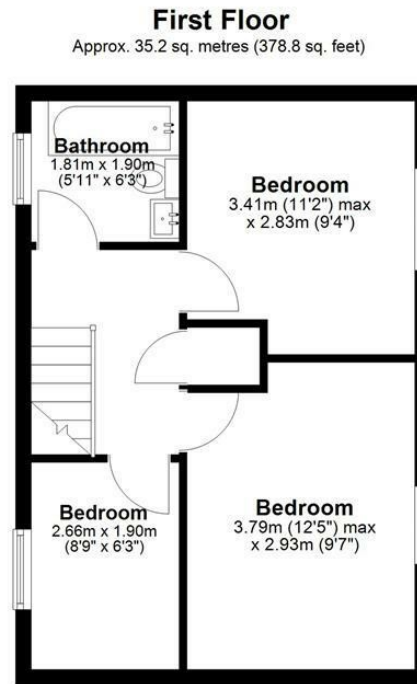
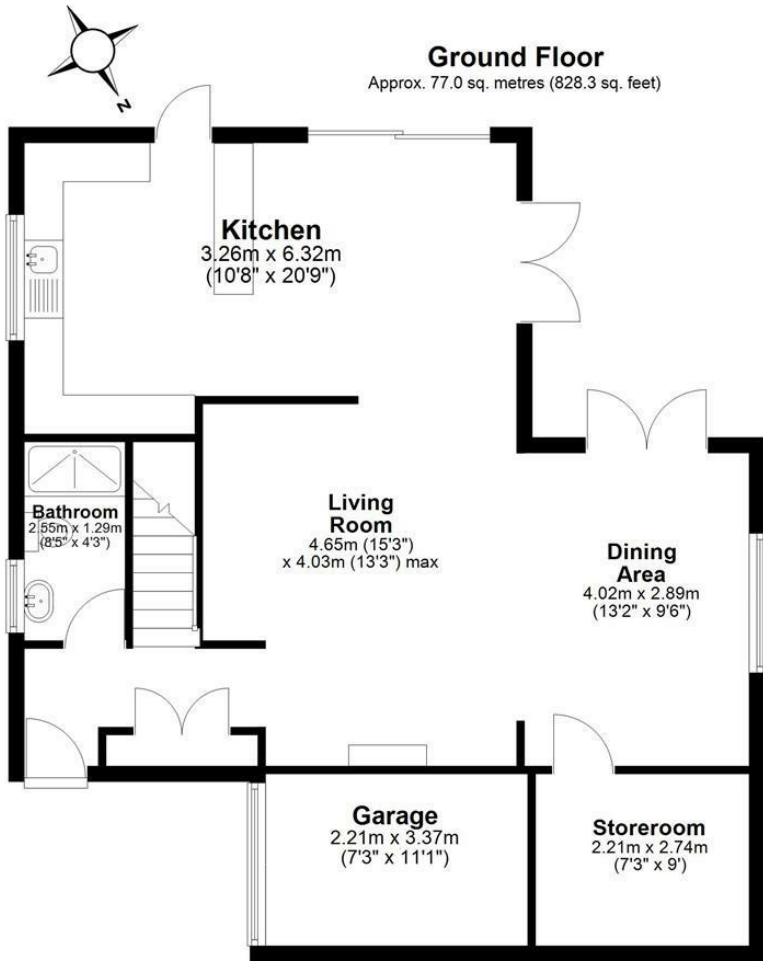
JONATHAN HUNT are pleased to offer this beautifully presented THREE BEDROOM DETACHED HOME located on the sought after Vicarage development. The property has been the subject of considerable works recently creating a wonderful open plan living space with a LUXURY AND WELL APPOINTED KITCHEN, newly installed bathroom suites, double glazed throughout and features a generous corner plot garden with a newly laid patio, Viewing recommended.











Total area: approx. 112.1 sq. metres (1207.1 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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**Wulfrath Way**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC