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42 Cromwell Road, Ware, Hertfordshire, SG12 7LA

£479,995

JONATHAN HUNT are pleased to offer this beautifully presented two bedroom semi detached home. The property has been extended and features two reception rooms, Refitted Kitchen, Utility room and WC. Externally the property features wonderful well stocked gardens and off street parking to the front for two cars.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

KITCHEN 10'2" x 9'3" (3.1 x 2.84)



UTILITY ROOM/WC



LIVING ROOM 16'4" x 11'9" (5 x 3.6)



FIRST FLOOR



DINING ROOM 9'6" x 8'10" (2.9 x 2.7)



BEDROOM ONE 13'1" x 9'2" (4 x 2.8)



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BEDROOM TWO 10'3" x 9'4" (3.14 x 2.86)



GARDENS



SHOWER ROOM



EXTERIOR



REAR GARDEN



PATIO AREA



SIDE ACCESS

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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		
England & Wales	73	79
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

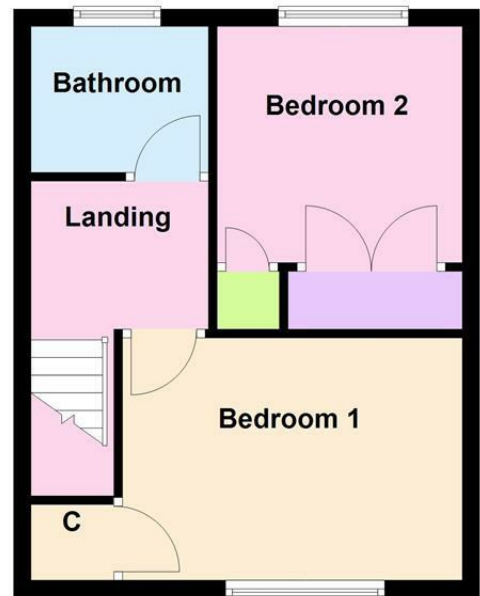
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 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.