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









## 42 Cromwell Road, Ware, Hertfordshire, SG12 7LA

**£459,995**

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.

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## ENTRANCE HALLWAY

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



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



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



## UTILITY ROOM/WC



## FIRST FLOOR



## 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



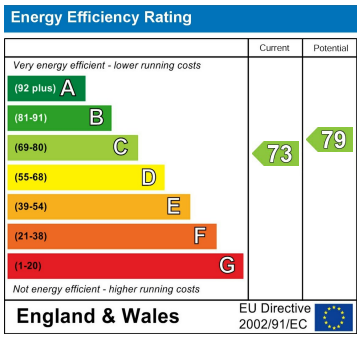


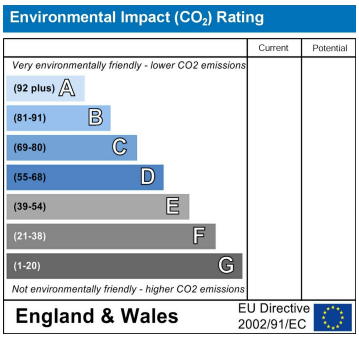
## SIDE ACCESS

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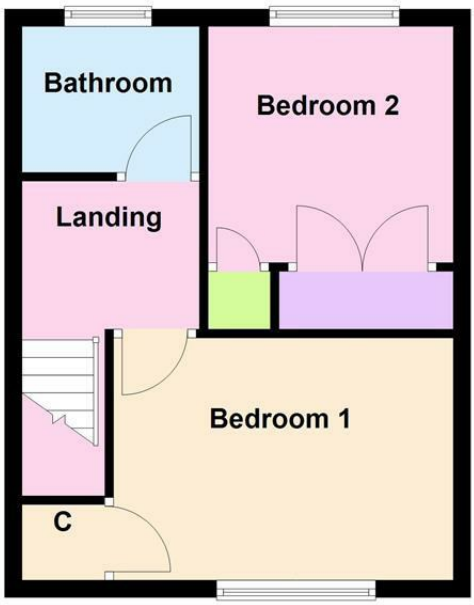
## Ground Floor

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.