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ESTATE AGENCY

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11 Fanshawe Crescent, Ware, Hertfordshire, SG12 0AR

£637,000

QUICK SALE - ATTRACTIVE 4 BED 1930's SEMI IN SOUGHT AFTER ROAD... Located in Fanshawe Crescent offering convenience to Chauncy School, this 1930's semi detached house provides extended accommodation to include Entrance Hall, Bay Fronted Living/Dining Room, Kitchen/Breakfast Room, Utility Room, Independent Ground Floor Bedroom With En-Suite (Ideal for a dependent relative or as an air B'n'B), Three Bedrooms to First Floor and Family Bathroom. Secluded Rear Garden. Double Width Drive.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM



BEDROOM FOUR



DINING ROOM



ENSUITE



KITCHEN



FIRST FLOOR

BEDROOM ONE



UTILITY ROOM

CLOAKROOM

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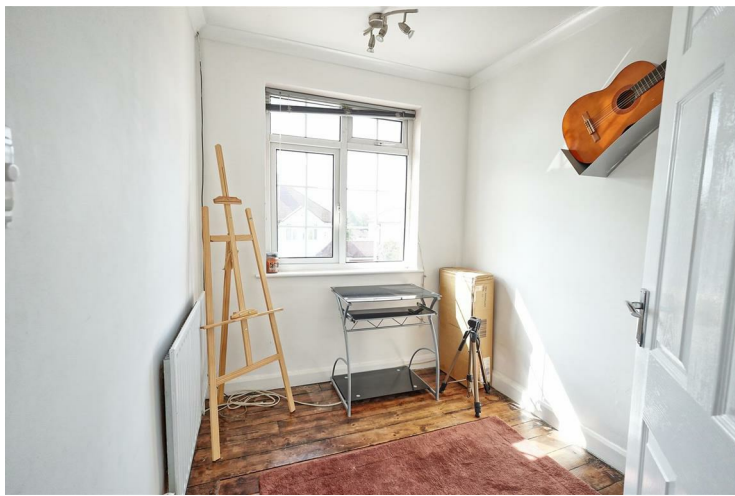
BEDROOM TWO



REAR GARDEN



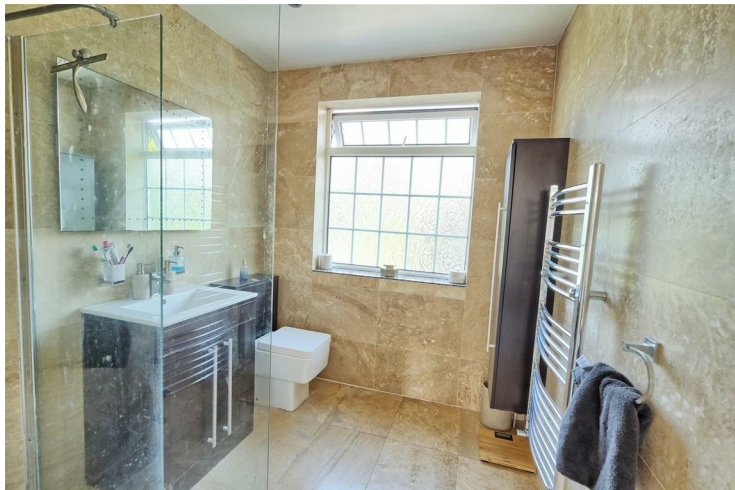
BEDROOM THREE



EXTERIOR



BATHROOM



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 | | |
| England & Wales | 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 | |

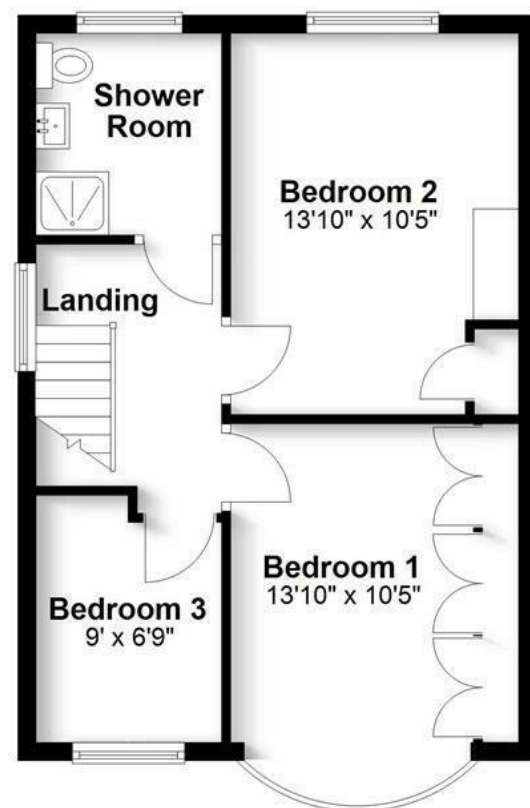
Ground Floor

Approx. 795.6 sq. feet



First Floor

Approx. 454.0 sq. feet



Total area: approx. 1249.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.