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

20 Coanwood Cottages, Wareside, Hertfordshire, SG12 7RT

£450,000

JONATHAN HUNT are pleased to offer this extended and improved semi detached family home positioned in the popular village of Wareside. The property has recently undergone vast modifications and features a wonderful OPEN PLAN LIVING KITCHEN SPACE. The Newly installed Kitchen features fully intergrated appliances and views over the rear garden. The ground floor also features a Utility room and Shower room. The first floor benefits from three bedrooms and a bathroom. Externally the property features landscaped gardens with parking for several cars and a large timber workshop. The front has lawned gardens and views over local countryside. Please call to arrange your viewing.

20 Coanwood Cottages, Wareside, Hertfordshire, SG12 7RT

ENTRANCE HALLWAY

CLOAKS CUPBOARD

SHOWER ROOM AND W/C

LIVING ROOM 16'10" x 13'0" (5.15 x 3.97)

KITCHEN 14'1" x 7'10" (4.31 x 2.41)

UTILITY ROOM 7'5" x 5'4" (2.28 x 1.64)

FIRST FLOOR

BEDROOM ONE 11'9" x 9'10" (3.6 x 3)

BEDROOM TWO 10'2" x 7'6" (3.1 x 2.3)

BEDROOM THREE 8'10" x 6'10" (2.7 x 2.1)

20 Coanwood Cottages, Wareside, Hertfordshire, SG12 7RT

BATHROOM 10'5" x 5'7" (3.2 x 1.72)
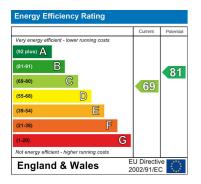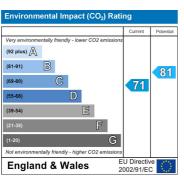

REAR GARDEN

PARKING/DRIVEWAY

WORKSHOP

FRONT

COUNCIL TAX - BAND C

20 Coanwood Cottages, Wareside, Hertfordshire, SG12 7RT

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales
EU Directive 2002/91/EC

UTILITY ROOM

UP

SHOWER ROOM

OPEN PLAN LIVING KITCHEN

BATHROOM

DOWN

BEDROOM 2

BEDROOM 1

BEDROOM 3

Jonathan Hunt
ESTATE AGENCY