

# Jonathan Hunt

ESTATE AGENCY

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**Collett Lodge Collett Road, Ware, SG12 7LX**

**£685,000**

NO ONWARD CHAIN - JONATHAN HUNT are pleased to offer this ICONIC DETACHED CHARACTER HOME located just a few minutes walk from Ware's town centre. Built in 1888 the property offers versatile accommodation to include three/four bedrooms, an impressive Kitchen/breakfast room, two reception rooms, Utility and Cloakroom. The property offers an abundance of original features along with low maintenance rear gardens AND OFF STREET PARKING. An internal viewing is highly recommended.

ENTRANCE HALL

SITTING ROOM 16'4" x 15'5" (5 x 4.7)



KITCHEN/BREAKFAST ROOM 14'1" x 12'9" (4.3 x 3.9)



FEATURE FIREPLACE



CLOAKROOM

UTILITY ROOM

GUEST BEDROOM/RECEPTION 14'5" x 12'9" (4.4 x 3.9)



DINING ROOM 15'8" x 10'9" (4.8 x 3.3)



SHOWER ROOM



FIRST FLOOR



**BEDROOM ONE 13'5" x 13'1" (4.1 x 4)**



**BEDROOM TWO 12'5" x 8'6" (3.8 x 2.6)**



**DRESSING ROOM/STUDY 7'6" x 6'6" narr to 3'7" (2.3 x 2 narr to 1.11)**

BATHROOM



EXTERIOR



REAR GARDEN

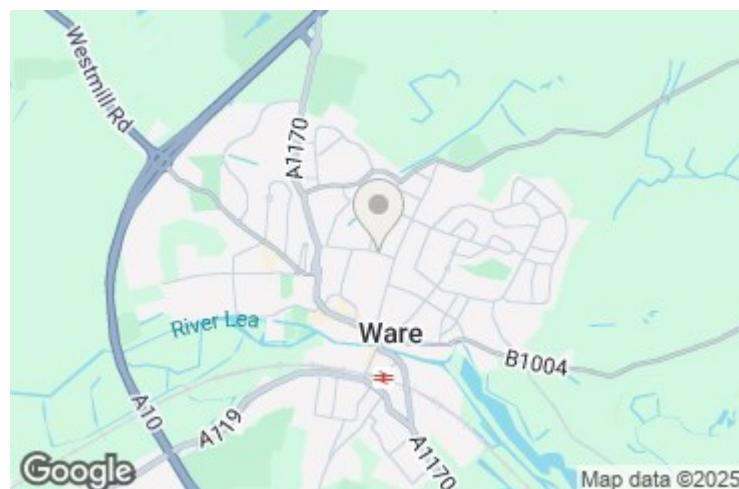


LOWER PATIO



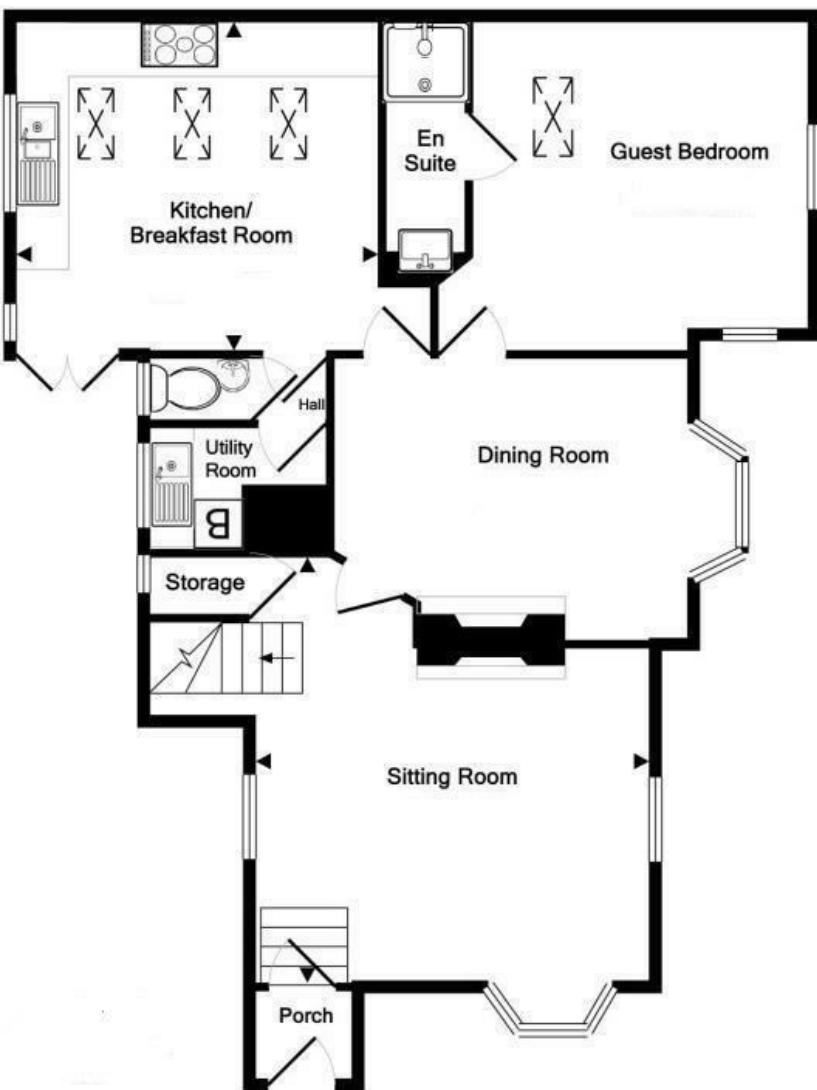
COUNCIL TAX





| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (124.9 SQ.M.)