

# Jonathan Hunt

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**2 Laburnum Cottage, Wareside, Hertfordshire, SG12 7RH**

**£450,000**

JONATHAN HUNT are pleased to offer this double fronted picture postcard cottage set in the heart of this highly sought after village just to the east of Ware. The property offers immense charm and character, has been lovingly refurbished by the present owners and offers beautifully presented accommodation whilst still retaining original period features. GARAGE EN BLOC AND CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

## 2 Laburnum Cottage, Wareside, Hertfordshire, SG12 7RH

**KITCHEN/BREAKFAST ROOM 12'3" x 11'5" (3.75 x 3.5)**



**BEDROOM TWO 11'5" x 9'2" (3.5 x 2.8)**



**LIVING/DINING ROOM 17'7" x 12'1" (5.38 x 3.7)**



**BATHROOM**



**FIRST FLOOR LANDING**

**BEDROOM ONE 12'1" x 11'8" (3.7 x 3.57)**



**EXTERIOR**



**W/C**

## 2 Laburnum Cottage, Wareside, Hertfordshire, SG12 7RH

HOME OFFICE 9'10" x 9'6" (3 x 2.9)



### GARDEN ROOM



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>64</b>	
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

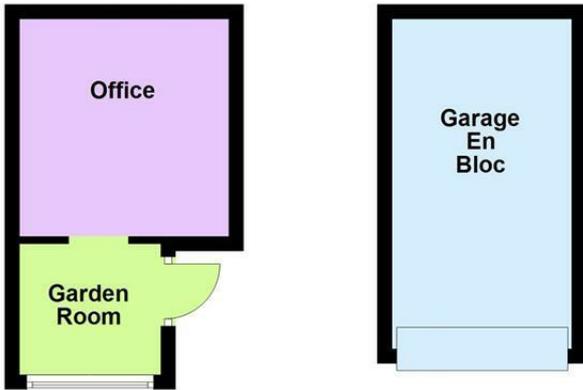
### GARAGE



### CHAIN FREE

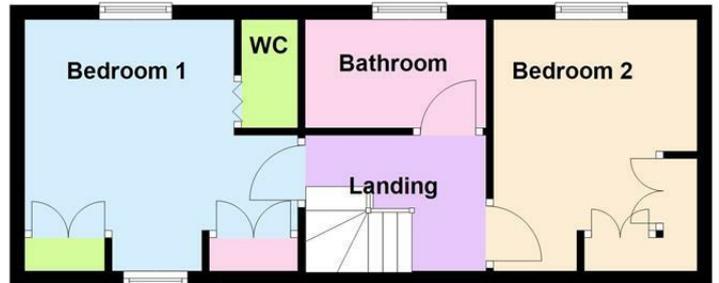
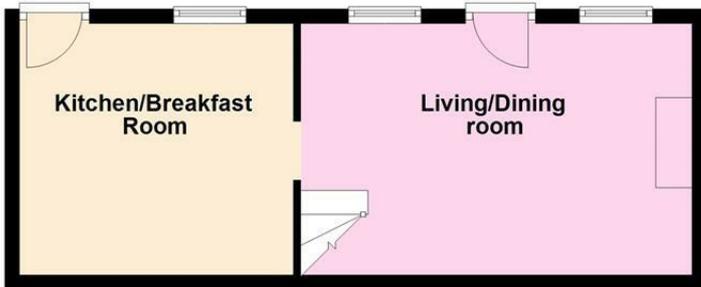
### Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



### First Floor

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



Total area: approx. 88.5 sq. metres (952.2 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.