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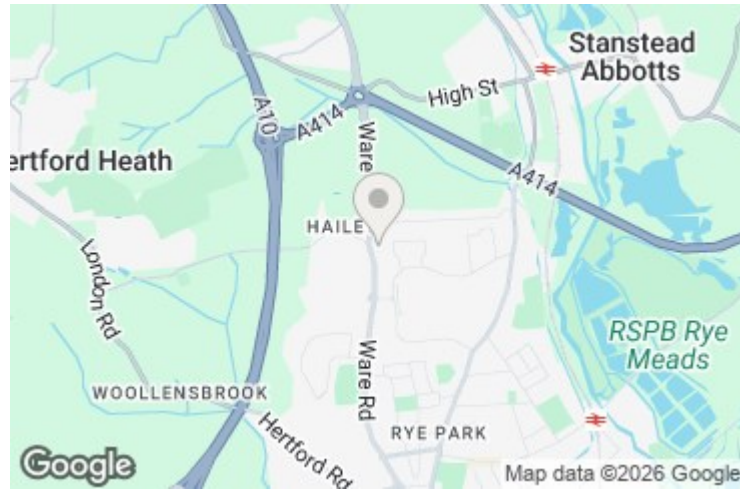
348 Ware Road, Hailey, SG13 7PG

£1,200,000

JONATHAN HUNT are pleased to offer this superb family home finished to an excellent standard featuring generous living accommodation throughout. The property is accessed via electric gates leading to a driveway for several vehicles and a DETACHED DOUBLE GARAGE. The rear gardens have been landscaped and provide an excellent entertaining area with SUMMER HOUSE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

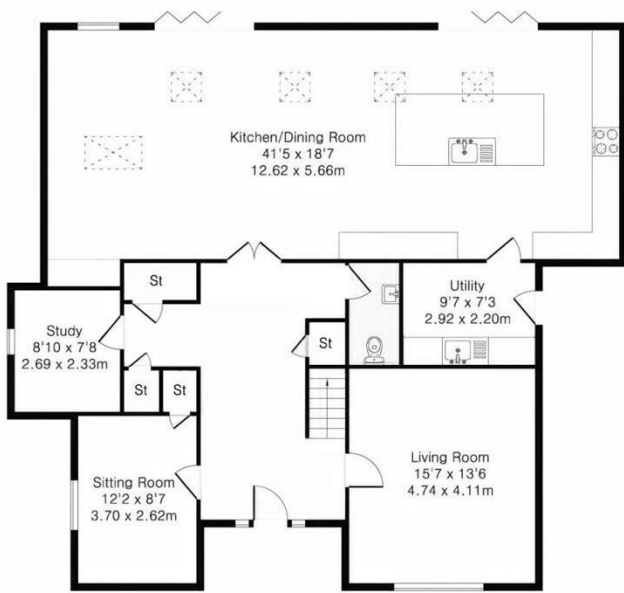
Ware Branch - Company No. 4759215 VAT No. 700174975



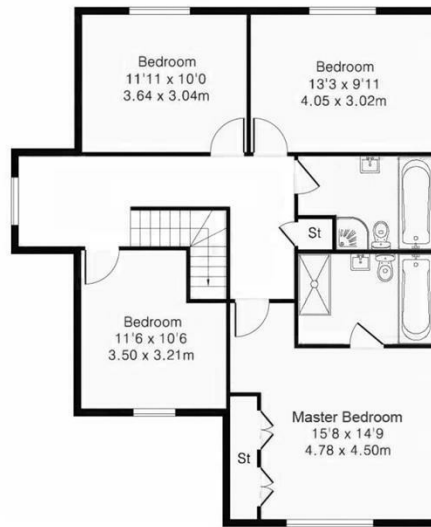
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 59	Potential: 68
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 61	Potential: 68
England & Wales	EU Directive 2002/91/EC

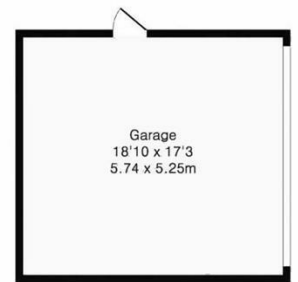
GROUND FLOOR
1460 sq.ft. (136.0 sq.m) approx



1ST FLOOR
880 sq.ft. (81.0 sq.m) approx



GARAGE
320 sq.ft. (30.0 sq.m) approx



TOTAL APPROX. FLOOR AREA 2660 SQ.FT.(247 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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