

# Jonathan Hunt

ESTATE AGENCY

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**160 Cozens Road, Ware, Hertfordshire, SG12 7HP**

**£750,000**

JONATHAN HUNT are pleased to offer impressive family home located on the Eastern outskirts of Ware. The property offers FOUR BEDROOMS with ensuite to master, two reception rooms and a fantastic OPEN PLAN LUXURY KITCHEN/BREAKFAST ROOM. The property also offer a good size garden, garage and off street parking - NO CHAIN

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**ENTRANCE HALL**



**KITCHEN**



**LIVING ROOM**



**KITCHEN**



**SITTING ROOM**

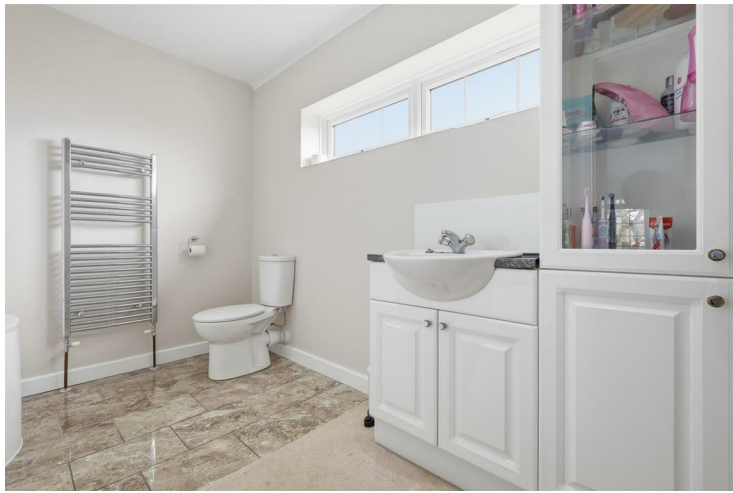


**FIRST FLOOR**

**MASTER BEDROOM**



**ENSUITE**



**BEDROOM FOUR**



**BEDROOM TWO**



**FAMILY BATHROOM**



**BEDROOM THREE**



**REAR GARDEN**



FRONT

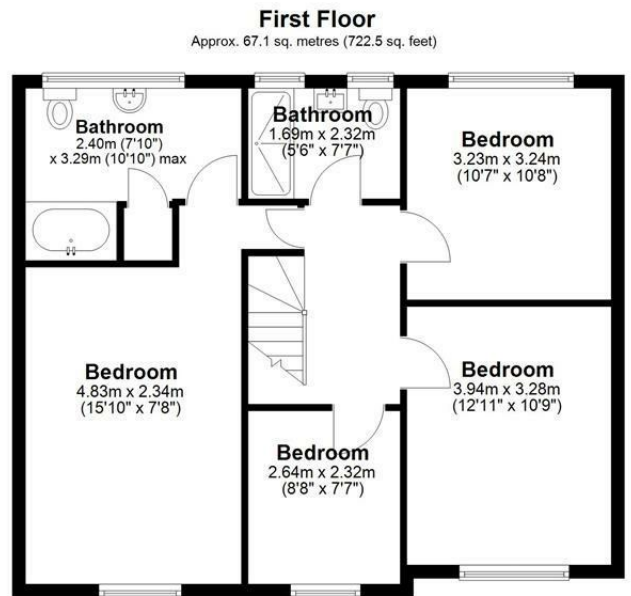


GARAGE AND DRIVEWAY



Energy Efficiency Rating	
	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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Total area: approx. 174.1 sq. metres (1873.5 sq. feet)**

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Cozens Road**