

Jonathan Hunt

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14 Chiltern Close, Ware, Hertfordshire, SG12 0RN

Asking Price £675,000

JONATHAN HUNT are pleased to offer this THREE BEDROOM FAMILY HOME (formally four bedrooms) located within a small cul de sac on the outskirts of Ware. The property features open plan living space with the addition of a DETACHED STUDIO, ideal as a home office or ANNEXE. The property benefits from extensive rear gardens with a large patio and decked garden to the rear. Please call to arrange a viewing.

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ENTRANCE HALLWAY

CLOAKROOM

LIVING ROOM 13'10" x 12'5" (4.23 x 3.8)



KITCHEN 16'11" x 7'5" (5.16 x 2.28)



FIRST FLOOR

BEDROOM ONE 13'10" x 12'5" (4.23 x 3.8)



SITTING ROOM/DINING 21'8" x 14'0" (6.62 x 4.29)



BEDROOM TWO 12'9" x 12'5" (3.9 x 3.8)



DINING AREA



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BEDROOM THREE 12'5" x 9'1" (3.8 x 2.77)



STUDIO 15'5" x 9'10" (4.7 x 3)



ENSUITE SHOWER ROOM



BATHROOM



REAR GARDEN



EXTERIOR



GARDENS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

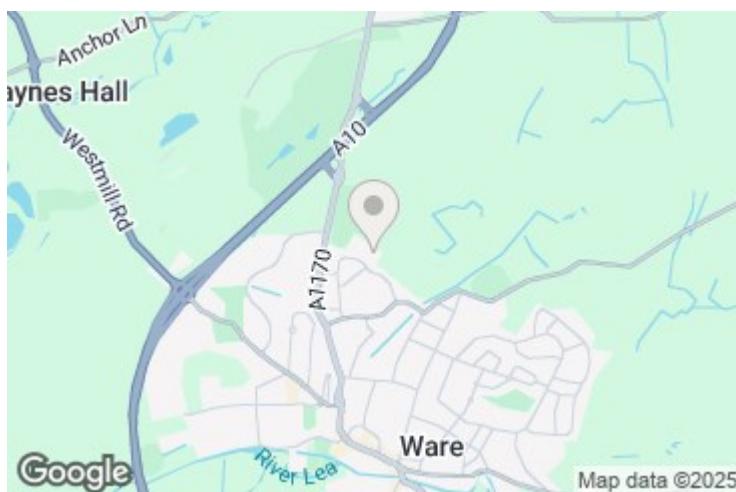
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

REAR DECKED GARDEN



FRONT DRIVEWAY

COUNCIL TAX BAND F





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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