

Jonathan Hunt

ESTATE AGENCY

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3 Ash Cottages, Wareside, Hertfordshire, SG12 7QY

Offers In Excess Of £355,000

JONATHAN HUNT are pleased to offer this truly exceptional TWO DOUBLE BEDROOM character cottage located in the heart of this sought after village. The property has been the subject of vast improvements to include a wonderful bespoke Kitchen and Bathroom. The property features wood flooring, sash style windows, courtyard gardens and a GARAGE EN BLOC.

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LIVING DINING ROOM 18'2" x 11'5" (5.56 x 3.48)



FIREPLACE



DINING AREA



KITCHEN



BATHROOM



BEDROOM ONE 10'2" x 11'6" (3.1 x 3.53)



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BEDROOM TWO 8'11" x 7'10" (2.74 x 2.39)



GARDEN



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		
England & Wales	EU Directive 2002/91/EC	69

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

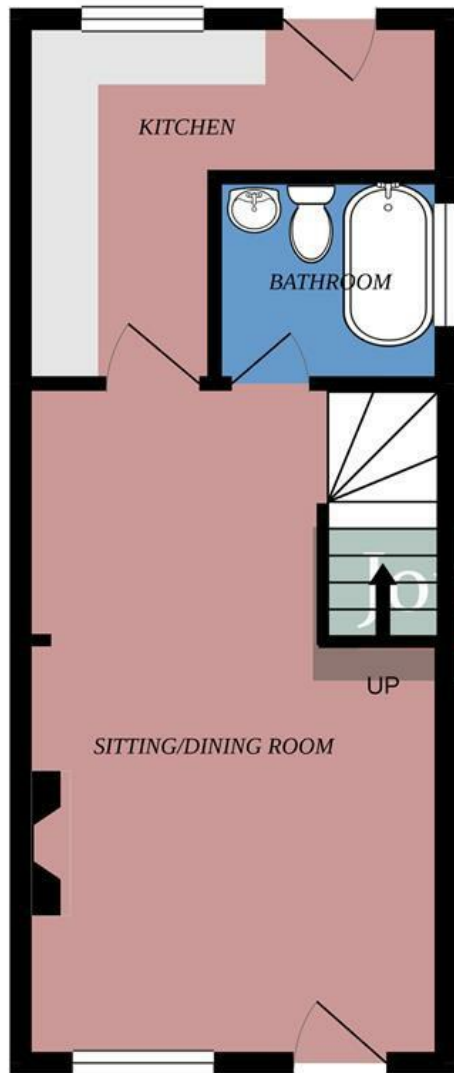
GARAGE



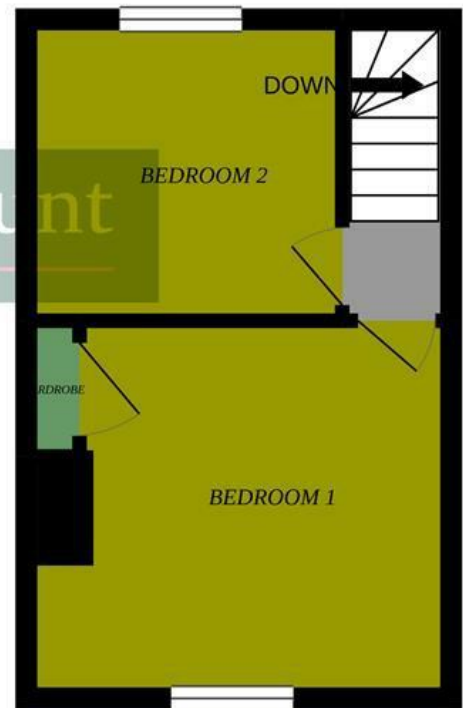
EXTERIOR

COUNCIL TAX
Band D

GROUND FLOOR



1ST FLOOR



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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