

# Jonathan Hunt

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**26 Clarks Close, Ware, Hertfordshire, SG12 0QH**

**Asking Price £650,000**

Jonathan Hunt Estate Agents proudly presents this exquisite three double bedroom semi-detached family home, nestled in the esteemed Kingshill development. Boasting an array of impressive features, this residence has been meticulously enhanced and extended, and is stylishly presented throughout. The open plan kitchen/dining area stands as the crowning jewel, showcasing a stunning contemporary fitted kitchen, ideal for social and family gatherings alike. With three spacious double bedrooms, including a primary suite boasting a luxurious en-suite bathroom, every corner of this home exudes elegance and functionality. The elegant lounge is both spacious and inviting, providing the perfect space to relax. Completing the accommodation is a modern family bathroom along with a practical utility room featuring a ground floor WC for added convenience. Outside, the property boasts off-street parking and front and rear gardens, providing ample space for outdoor enjoyment and relaxation. This home offers the perfect blend of style, comfort, and functionality. Book a viewing to see this exceptional property firsthand.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**26 Clarks Close, Ware, Hertfordshire, SG12 0QH**

**LIVING ROOM 14 x 13'6 (4.27m x 4.11m)**



**OPEN PLAN KITCHEN/DINER pic 3**



**OPEN PLAN KITCHEN/DINER 21'7" x 14'1" (6.6 x 4.3)**



**OPEN PLAN KITCHEN/DINER pic 4**



**OPEN PLAN KITCHEN/DINER pic 2 21'7" x 14'1" (6.6 x 4.3)**



**UTILITY ROOM/WC 7'6" x 11'5" (2.3 x 3.5)**



**26 Clarks Close, Ware, Hertfordshire, SG12 0QH**

**BEDROOM THREE pic 2**



**BEDROOM TWO pic 2**



**BEDROOM THREE 14'1" x 8'7" (4.3 x 2.62)**



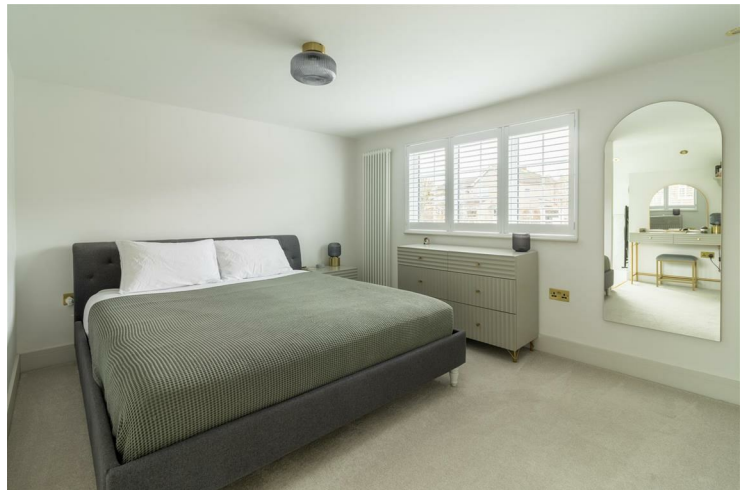
**FAMILY BATHROOM**



**BEDROOM TWO 14'1" x 8'2" (4.3 x 2.50)**



**PRIMARY BEDROOM 13'11" x 10'4" (4.25 x 3.17)**



# 26 Clarks Close, Ware, Hertfordshire, SG12 0QH

## PRIMARY BEDROOM pic 2



## EN-SUITE 7'2" x 7'0" (2.2 x 2.15)



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>68</b>	<b>78</b>

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>68</b>	<b>78</b>

England & Wales EU Directive 2002/91/EC

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## REAR GARDEN



## COUNCIL TAX BAND - D

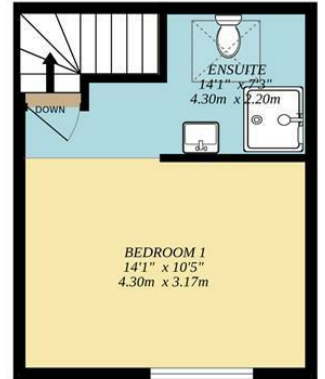
GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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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