



34 Greyfriars, Ware, SG12 0XW

£550,000



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This beautifully presented three bedroom link detached family home has been thoughtfully extended and benefits from a well fitted kitchen/breakfast room, open plan reception room to the dining room, downstairs WC whilst the first floor has three bedrooms and a family bathroom.

Other benefits include driveway, garage with eaves storage and private rear garden which is well maintained. The property is situated in a popular cul-de-sac location on the Old Vicarage development which is located to the West of Ware town within easy reach of high street amenities and the mainline station serving London's Liverpool Street. Call Lanes Estate agents to arrange your viewing.



Entrance Hall

Downstairs WC

Kitchen Breakfast Room 15'10 x 8'3 (4.83m x 2.51m)

Reception Room 15'9 x 10'2 (4.80m x 3.10m)

Dining Room 14'5 x 7'8 (4.39m x 2.34m)

First Floor

Bedroom One 15'10 x 10'2 (4.83m x 3.10m)

Bedroom Two 12'10 x 7'3 (3.91m x 2.21m)

Bedroom Three

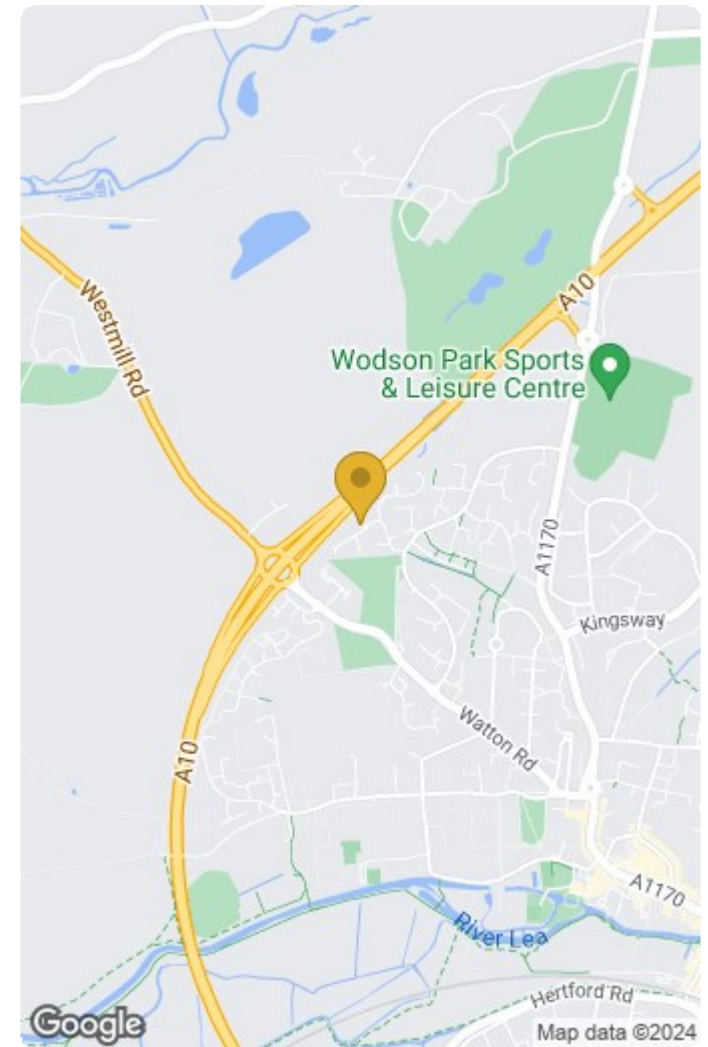
Bathroom







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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Energy Efficiency Rating		Score	Band
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		
		79	E
		46	F
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Score	Band
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	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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