



Cozens Road, Ware SG12 7HJ

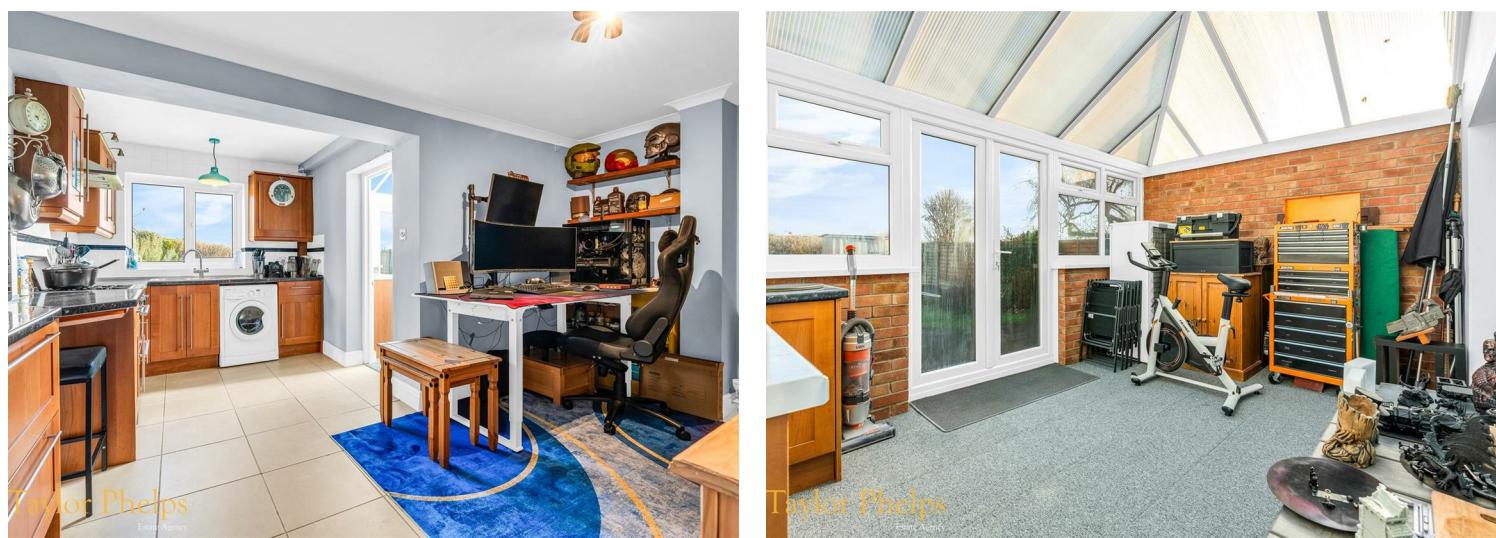
Guide price £599,995



Taylor Phelps

Estate Agency

Taylor Phelps are pleased to offer this extended four bedroom semi presents positioned within this popular residential location backing directly onto open fields - affording picturesque views to the rear and surrounding. The versatile accommodation consists of a family kitchen, two reception rooms and a further sun room to rear overlooking the extensive landscaped rear garden. Externally to the front there is a driveway providing ample off street parking leading to an enclosed garage. Available Chain Free





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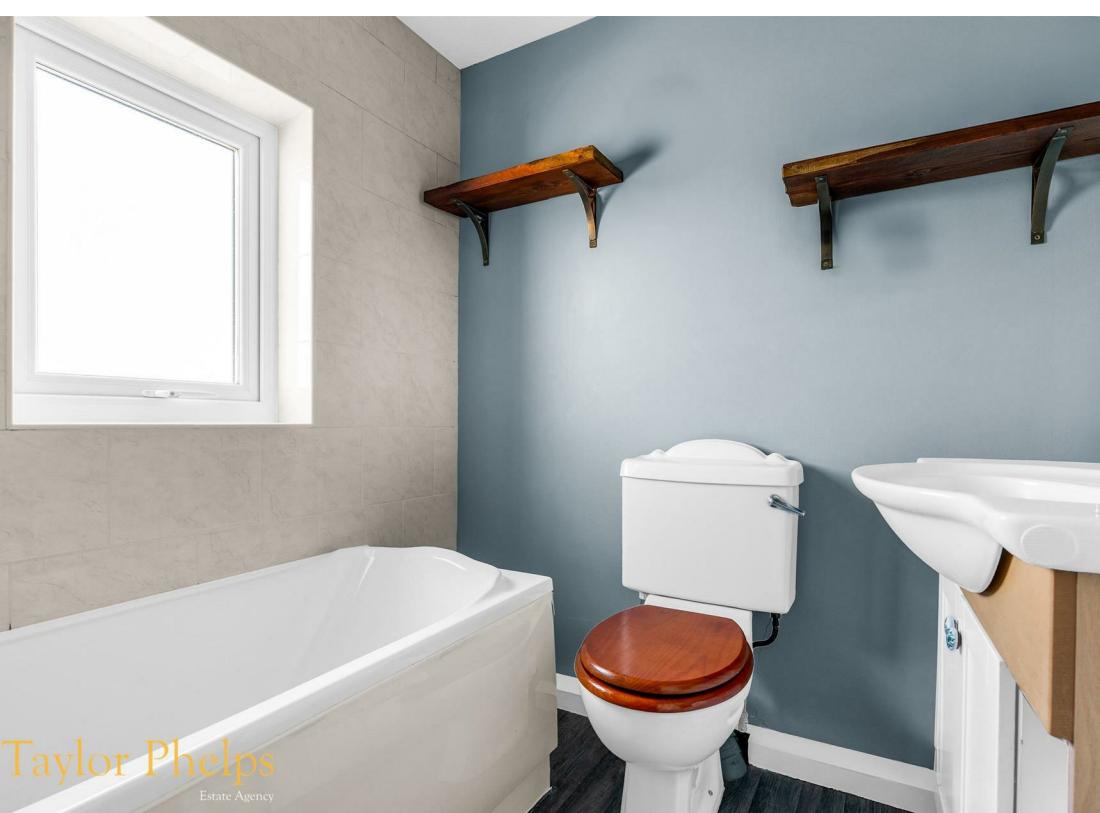
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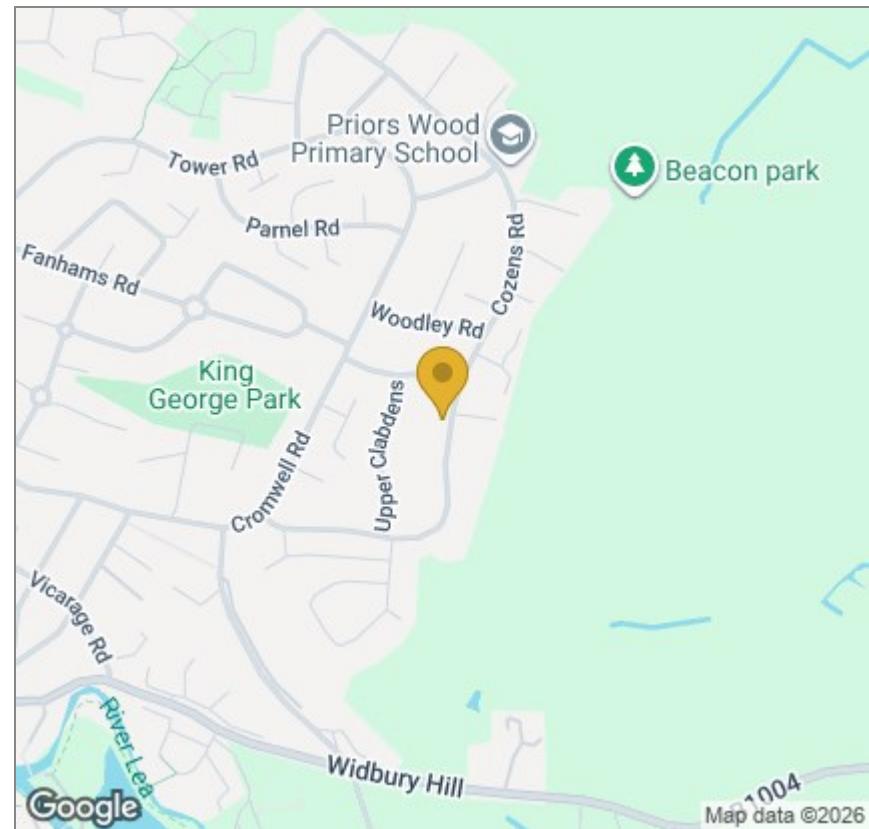


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-58)	D	65
(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	
(81-91)	B	
(69-80)	C	
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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