



**Four Bedroom Detached House**

**Large Garden**

**Great Storage Room**

**Four Receptions**

**Garage and Off Street Parking**

**Utility and Ground Floor W.C**



**30 The Hawthorns**  
Ware, SG12 0XY

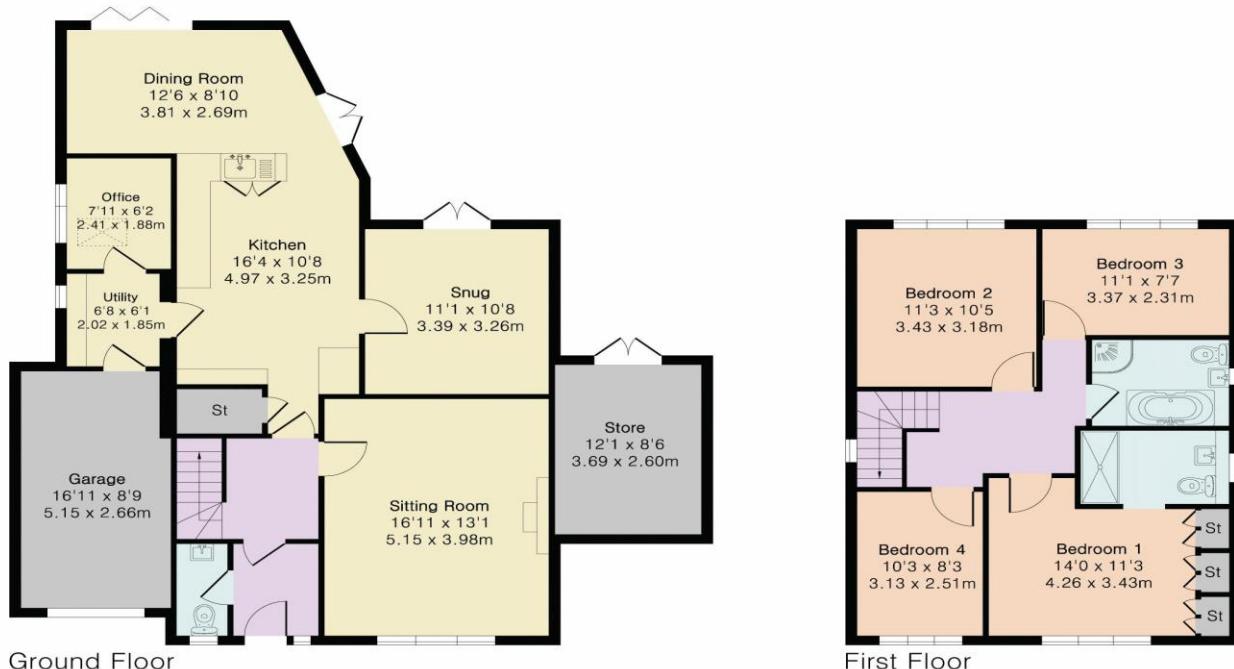
**£825,000**

Thomas Childs & Co are delighted to introduce to the market this four bedroom detached house on The Hawthorns in Ware. The quiet street is a sought after location with great links to the A10 (Cambridge and London) and Ware Town. The property is unique for the street being detached and having a larger garden than usual. The ground floor offers a two living rooms, a modern kitchen with a dining/garden room, a study, utility room, downstairs W.C and a garage. The first floor offers four double bedrooms with the principle bedroom having an en-suite and there is a large family bathroom. Please check out the floor plan to see the layout and the size of the house. The garden offers a large rear garden and there is a great storage room. The front offers a double driveway, access to the garage and there is a front and side garden within the title. The plot measures 0.11 Acres. Please contact Thomas Childs & Co on 01992 721 321 to book in a viewing. We anticipate a lot of interest.

### Approximate Gross Internal Area 1797 sq ft - 167 sq m

Ground Floor Area 1170 sq ft – 109 sq m

First Floor Area 627 sq ft – 58 sq m

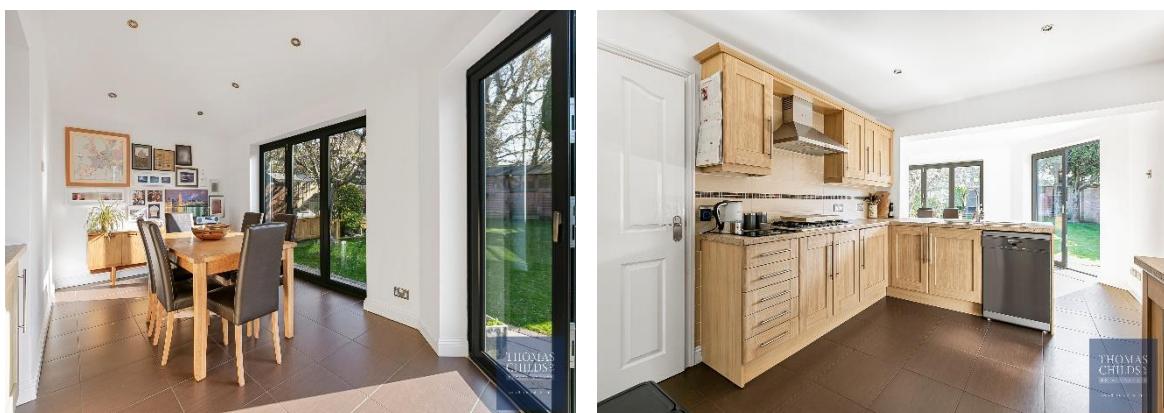


 PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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# Energy performance certificate (EPC)

30 The Hawthorns WARE SG12 0XY	Energy rating <b>C</b>	Valid until: <b>24 April 2035</b>
		Certificate number: <b>1800-7625-0822-4405-3453</b>

Property type	Detached house
Total floor area	152 square metres

## Rules on letting this property

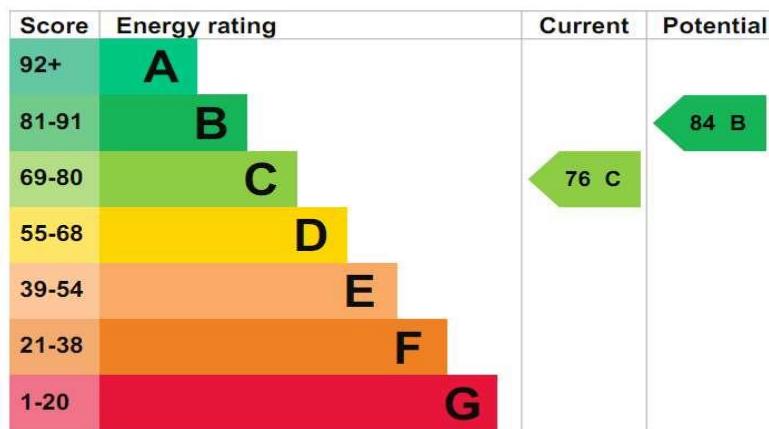
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance