

DURDEN & HUNT

INTERNATIONAL



Cold Christmas Lane, Ware SG12

£7,000 Per Calendar Month

- Expansive Plot
- Games Room And Courtyard
- Living Room, Drawing Room and Separate Study
- Five Bedrooms, Each With En Suite
- Large Kitchen Diner with Separate Utility Room
- Ample Parking And Double Garage
- Swimming Pool and Gym
- Opportunity For Downstairs Living
- Picturesque Location

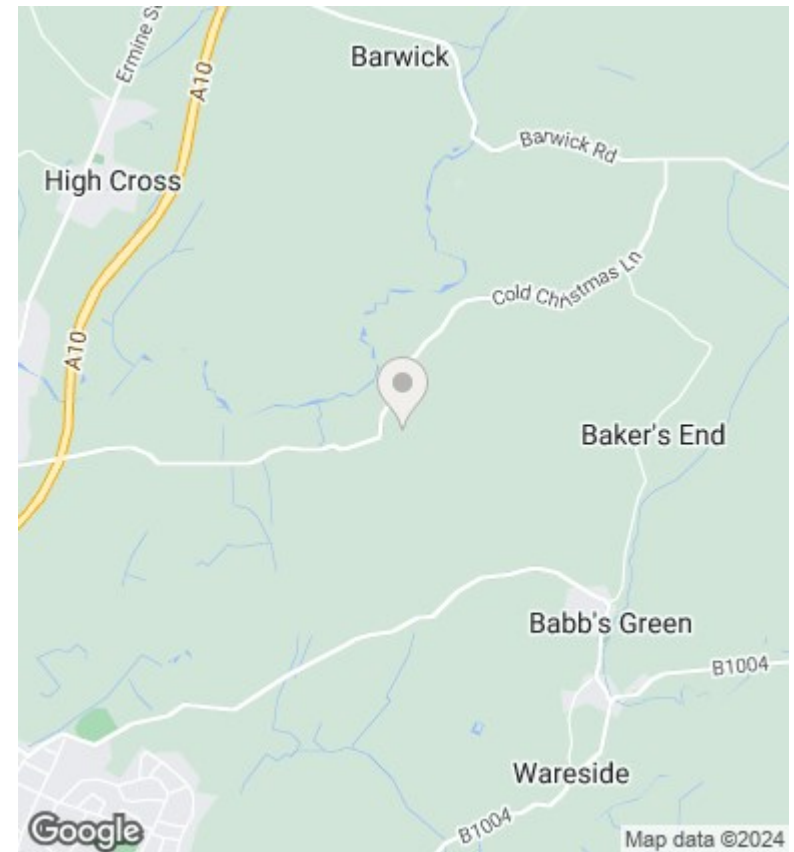
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For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only.
 Call 01277282222 to make an appointment.

Council Tax Band

H

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	