



Austen House, Ware SG12 9HW

£1,150



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Taylor Phelps

Estate Agency



**BEDROOM**  
15'0" x 9'7"  
4.57m x 2.92m

**LOUNGE/DINER**  
18'4" x 15'4"  
5.59m x 4.67m

**KITCHEN AREA**

**SHOWER ROOM**

**WARDROBE**

**BALCONY**

**Taylor & Phillips**  
Estate Agency

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, lengths, widths 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 the prospective purchaser. The images, diagrams and graphical views have not been tested and are generated solely by computer software and may vary.

Austen House is positioned conveniently for the high street amenities and Ware train station which serves both Hertford East and London's Liverpool Street.



A map of the Easneye area in Pinehurst, North Carolina. The map shows the River Lea flowing through the region. Major roads include A10, A1170, and A119. A yellow pin marks the location of Easneye. The map is labeled 'Google PINEHURST' and 'Map data ©2025'.

**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		

EU Directive 2002/91/EC

**England & Wales**

**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		

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