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ESTATE AGENCY

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1 Maplewood, Ware, SG12 0XN

£895,000

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CREATE YOUR DREAM HOME....1ST TIME ON THE MARKET FOR THIS EXTENDED 1980'S BUILT DETACHED HOUSE IN AN EXCLUSIVE CUL-DE-SAC, APPROACHING 3000 SQ FT.....This 5 bedroom detached house provides a rare opportunity to create your dream family home with very generous accommodation to include 5 bedrooms with 4 bathrooms all with underfloor heating, entrance hall, downstairs cloakroom, living room, family room, dining room, kitchen/breakfast room, and a double garage with cellar (see our floorplan). The house provides warm air central heating. To the rear is an enclosed and secluded west facing garden with patio and lawn. Maplewood is an exclusive setting of just a few distinctive and individual homes down a private drive and within just a 10 minute walk of the town centre, local schools, Wodson Sports Park, and Ware rail station serving London Liverpool Street. This property offers the rare opportunity to develop to your taste and add value. CHAIN FREE!



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LIVING ROOM 21'8" x 14'10" (6.60m x 4.52m)

DINING ROOM 19'3" x 9'1" (5.89m x 2.77m)

FAMILY ROOM 12'1" x 11'8" (3.7m x 3.58m)

KITCHEN/BREAKFAST ROOM 13'1" x 11'1" (4.01m x 3.4m)

CELLAR 18'4" x 16'8" (5.6m x 5.1m)

BEDROOM 1 21'3" x 11'5" (6.5m x 3.5m)

ENSUITE BATHROOM

BEDROOM 2 14'4" x 12'1" (4.37m x 3.7m)

ENSUITE SHOWER ROOM

BEDROOM 3 14'3" x 12'5" (4.36m x 3.81m)

ENSUITE SHOWER ROOM

BEDROOM 4 11'2" x 9'2" (3.42m x 2.8m)

BEDROOM 5 11'2" x 9'2" (3.41m x 2.8m)

FAMILY BATHROOM

EXTERIOR

REAR GARDEN

DOUBLE GARAGE 20'4" x 17'8" (6.2m x 5.4m)

DRIVEWAY





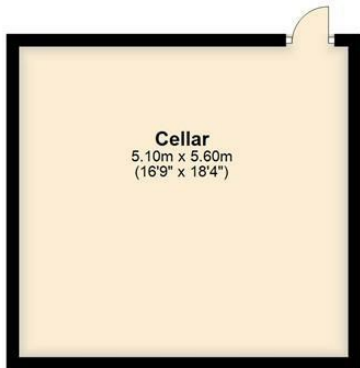
Ground Floor

Approx. 130.5 sq. metres (1404.5 sq. feet)



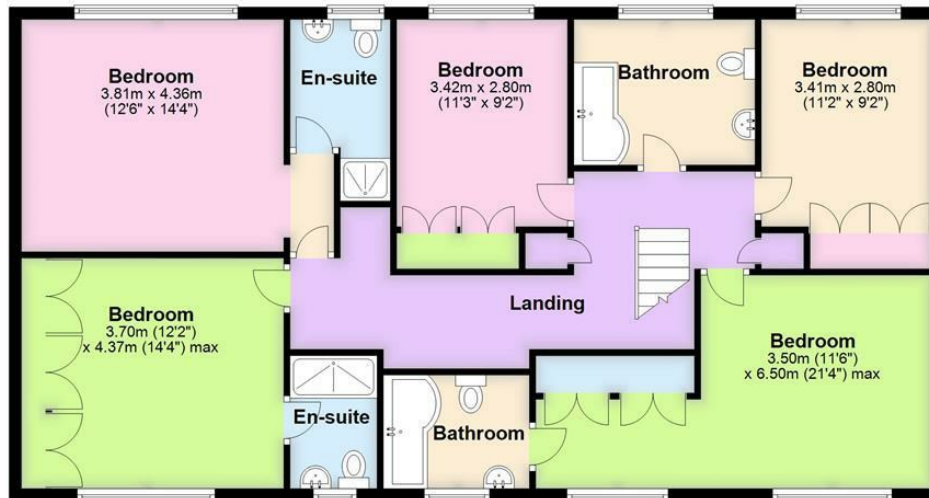
Basement

Approx. 28.5 sq. metres (307.3 sq. feet)



First Floor

Approx. 114.9 sq. metres (1237.2 sq. feet)



Total area: approx. 274.0 sq. metres (2949.0 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |