



Tree Top Close  
Widford | Ware | Hertfordshire | SG12 8FQ

# STEP INSIDE

## Tree Top Close

A Four bedroom detached family home built in 2022 and finished to a superb standard. The property is situated within a private secluded development with gravel driveway and well-maintained grounds and electric gate. There is a garage to the side of the house and off-street parking for four cars, the property offers 2317 sq. ft. of accommodation with a south facing rear garden. This is a fabulous family home backs on beautiful Countryside and just 4.2 miles to Ware Station. The heart of the home is the wonderful kitchen, living and dining room with stunning views. This home has been carefully designed and flows beautifully, a show home that is ready to move into. The property has underfloor heating and air source heat pump, built of standard construction, and has mains sewerage. EPC and B and council tax band G.

### Step Inside

As you enter this modern, family home you instantly feel at home. There is a spacious hallway with Amtico herringbone style flooring flowing through to the kitchen and under floor heating throughout. A spacious living room, family room, cloakroom just off the hallway and a stunning kitchen with built in appliances and dining area with bi folding doors to the rear overlooking the garden and countryside. A handy utility room just off the kitchen with door taking you into the garage.

The first floor offers a well-designed master bedroom with views over the countryside and a private dressing room and ensuite shower room. There are two further bedrooms with ensuites and fourth bedroom and a modern family bathroom.











# STEP OUTSIDE

## Tree Top Close

### Step outside

The rear garden is a great entertaining space, with patio area leading from the bi-folding doors. The garden is south facing with a gate to the rear overlooking countryside. There are landscaped gardens with raised sleepers, laid lawn, and flower borders.

There is a single garage with power and light and driveway parking for four cars with car charging point on drive. This home really is a superb family home for all the family and positioned in a most sought-after location. The house is alarmed and had a 10-year warranty from new. There is a water tap and lighting outside.

### Location

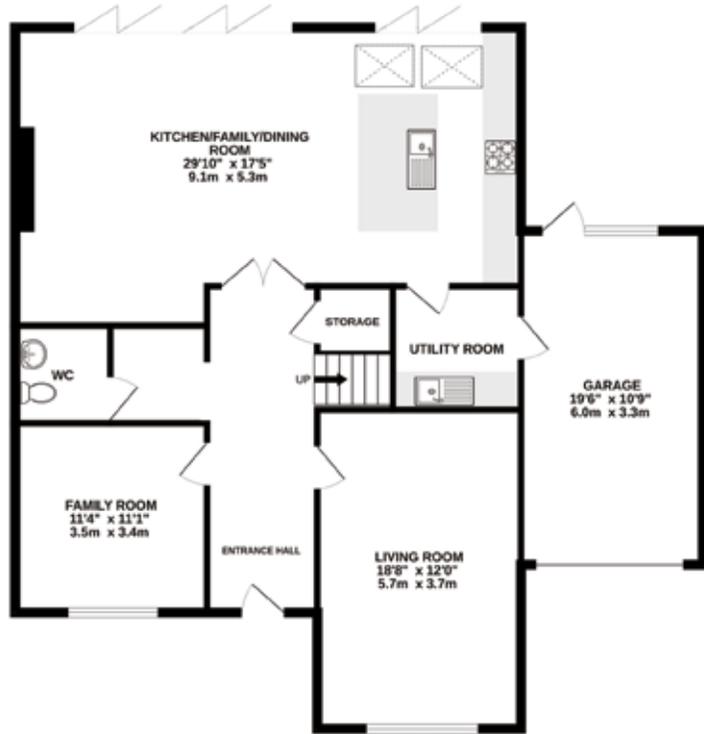
The property is situated within a private luxury development built in 2022, within a small, gated development with gravel driveway.

The property is just 4.2 miles to Ware station and High Street, where you will find local schools and shops. There is also a school in the village of Widford. Stansted airport is just 15 miles away, and the A10 on the doorstep taking you to Cambridge or London. Widford offers many beautiful countryside walks and fantastic pubs in the surrounding villages. There are great places to eat and Ware High Street with many local shops to browse through.

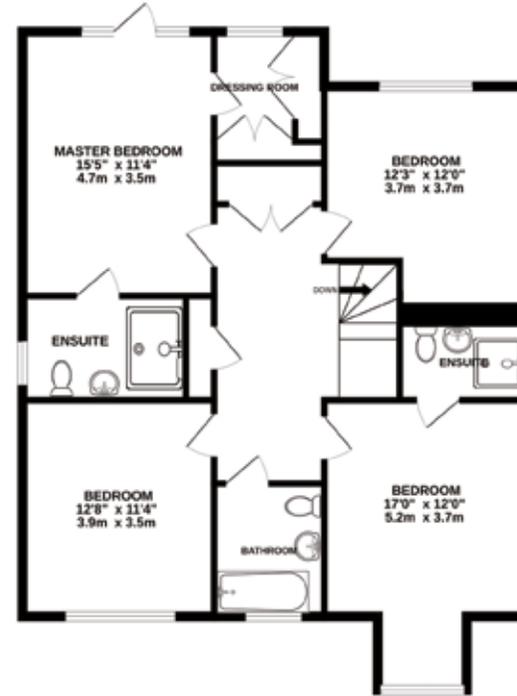


# 1 TREE TOPS CLOSE

GROUND FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 2317 sq.ft. (215.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G  
Tenure: Freehold

Offers over £1,250,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 07.02.2024





Fine & Country Ware, Hertford and Welwyn  
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH  
01920 443898 | ware@fineandcountry.com

