



The Leaves

8 Pearman Drive | Dane End | Nr Ware | Hertfordshire | SG12 0LW

FINE & COUNTRY

STEP INSIDE

The Leaves

An impressive, individual detached bungalow in a mature secluded plot of one third of an acre. Offering generous and flexible accommodation with five bedrooms, three bathrooms and a lovely refitted kitchen/breakfast room.

Step Inside:

Occupying a secluded and mature plot of around one third of an acre is this individual detached bungalow of contemporary design. Built in the 1970's the property has since been updated and refitted in recent years with the accommodation providing a feeling of light and space with great flexibility that could easily suit those seeking an annexe. Set out over one floor with a first floor galleried office or playroom. In addition, the accommodation enjoys a refitted and good size kitchen/breakfast room that opens onto the garden that is a lovely hub of the home, a utility room, dining room with gallery above and a chimney breast with double sided wood burner that is also open to the sitting room. There are 4/5 bedrooms, two of which are en suite together with a family bathroom.

Step Outside:

Outside the property sits centrally on its plot and benefits from an extensive gated driveway to the front, a double garage and a workshop. The gardens are a delight and are laid to lawn with mature hedges and walls providing excellent privacy. There is a large patio that adjoins the property at the rear providing a secluded and lovely spot to relax and entertain of a summer's day. The garden is full of mature shrubs and well stocked flower beds together with a vegetable garden.

Location:

Dane End is a popular village just a few miles to the North of Ware and is well placed for those seeking village life yet without isolation. The village benefits from a shop/post office, a primary school, The Boot public house and is well placed for commuters with a station at the neighbouring village of Watton at Stone that serves Finsbury Park and Moorgate and the station at nearby Ware serving London's Liverpool Street. Dane End is so well placed with easy reach of Ware, Hertford and Stevenage all of which offer extensive facilities.

General Information:

Local Authority: East Hertfordshire District
Council. Tax Band: G

All mains services are connected except for gas. Oil fired central heating by radiators.











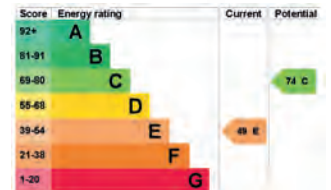
8 PEARMAN DRIVE



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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.

Guide price £950,000



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Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | 07859 977793 | heather.curtis@fineandcountry.com

