



**The Square, Waresley SG19 3BT**

**welcome to**

## **The Square, Waresley**

An extremely well-presented and charming three bedroom Grade II listed semi-detached cottage with separate receptions, large gardens to front and rear, double garage and further parking. Viewing is recommended at the earliest opportunity to avoid disappointment.



### **Covered Entrance**

Door to reception area which leads to dining room.

### **Dining Room**

17' 8" max x 15' 5" max ( 5.38m max x 4.70m max )  
Feature fireplace with hearth and surround. Exposed wall and ceiling beams. Windows to front and side. Two radiators. Under-stairs cupboard.

### **Lounge**

14' 9" max x 12' max ( 4.50m max x 3.66m max )  
Feature open fireplace with original salt cupboard, hearth and surround. Exposed wall and ceiling beams. Two radiators. Window to front.

### **Kitchen**

12' 7" max x 6' 6" max ( 3.84m max x 1.98m max )  
Fitted kitchen comprising sink with mixer taps and work surface surrounds. Generous range of base and wall units. Cupboard housing combination boiler providing central heating and domestic hot water. Space and plumbing for dishwasher. Range cooker with extractor over. Vaulted ceiling with exposed timbers. Window to rear. Stable door to rear garden. Radiator.

### **Utility Room**

Stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for washing machine, radiator, window to rear, base and wall units.

### **Ground Floor Bathroom**

Lovely re-fitted suite comprising Bath with telephone-style shower attachment over, Large tiled shower cubicle, High-flush WC, Wash hand basin set into vanity unit, Towel radiator, Wall and floor tiling, Under-floor heating, Window to rear, Exposed timbers.

### **Staircase To First Floor**

Turning staircase from dining room to first floor landing.

### **First Floor Landing**

Exposed timbers. Vaulted ceiling. Exposed chimney breast. Window to rear. Built-in cupboard.

### **Bedroom One**

13' max x 11' 4" Plus depth of wardrobes ( 3.96m max x 3.45m Plus depth of wardrobes )  
Exposed timbers. High ceiling. Built-in double wardrobe with sliding doors. Radiator. Window to side with views over open fields. Door to en-suite.

### **En-Suite**

Comprising Low-flush WC, Wash hand basin, Towel radiator, Part-paneled walls.

### **Bedroom Two**

10' 5" max x 10' ( 3.17m max x 3.05m )  
Exposed wall and ceiling beams. Radiator. Window to front. Built-in cupboard.

### **Bedroom Three**

10' 5" max x 9' max ( 3.17m max x 2.74m max )  
Fitted sink, cupboard. Radiator. Exposed timbers. Window to rear.

### **Outside Front Garden**

Large enclosed front garden predominantly laid to lawn with hedge and wall surround.

### **Rear Garden**

A particular feature of the property is the lovely cottage-style rear garden which is of a good size and has a raised terrace and a number of other seating areas. The garden has a wide variety of shrubs and trees throughout with fence and hedge surround. Four external sockets.

### **Double Garage/ Workshop**

Detached double garage/workshop with loft space, twin double doors and personal door. Further off-road parking for two cars.

### **Agent's Note**

The vendor of this property is an employee of Sequence UK LTD trading as William H Brown.



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## The Square, Waresley

- Extremely well-presented three bedroom Grade II listed semi-detached cottage.
- Highly sought-after village location.
- Separate lounge and dining rooms
- Kitchen and separate utility room.
- Lovely gardens to front and rear.

Tenure: Freehold EPC Rating: Exempt

**£560,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109503 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)