



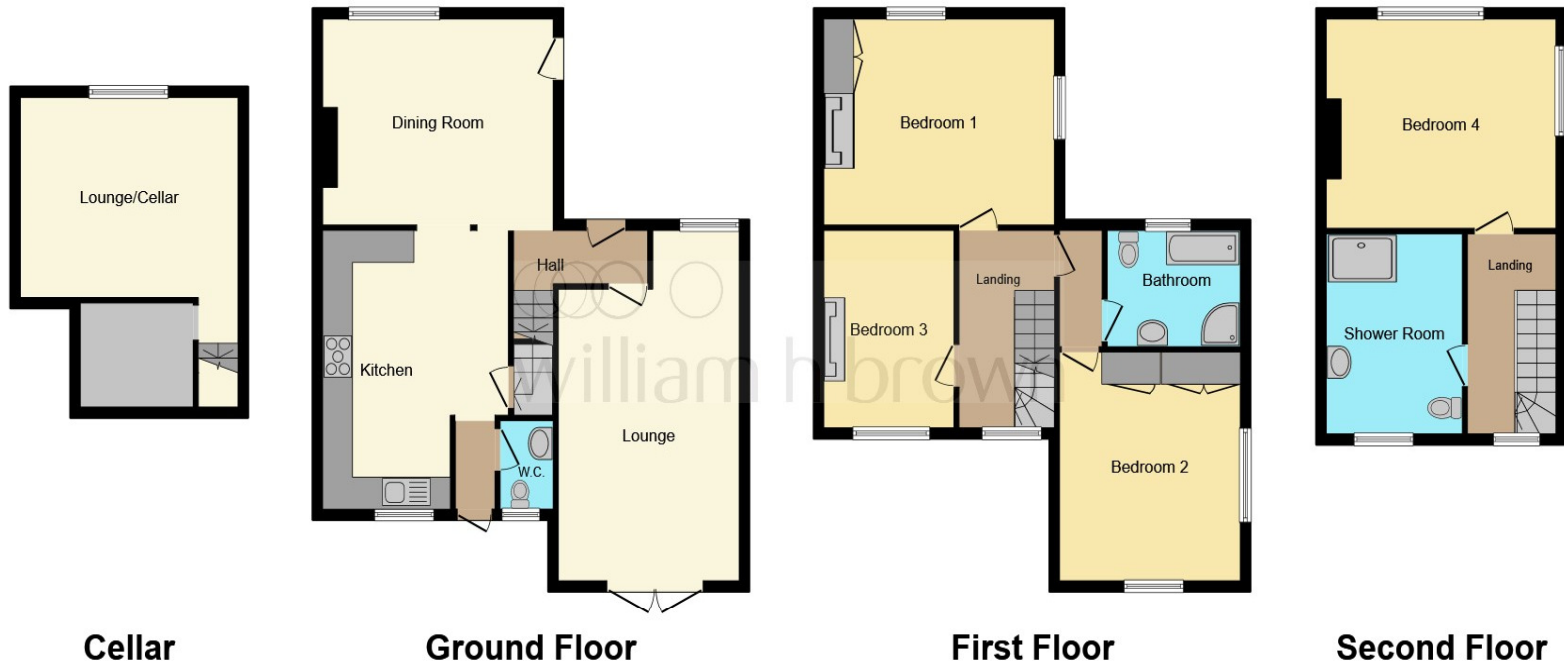
Musley Hill, Ware SG12 7NA

welcome to

Musley Hill, Ware

William H Brown are pleased to offer this substantial four bedroom detached period home in central Ware. This home has been completely renovated and offers accommodation to include two bathrooms, reception room, separate dining room, playroom, beautifully fitted kitchen, downstairs wc, low maintenance rear garden, double garage/workshop and driveway providing off street parking for several vehicles. Ware has shops, bars, restaurants together with a mainline station serving London's Liverpool Street.





Lounge

20' 9" max x 11' 9" max (6.32m max x 3.58m max)

Dining Room

15' 1" max x 12' 7" max (4.60m max x 3.84m max)

Kitchen

11' 4" max x 17' 1" max (3.45m max x 5.21m max)

Bedroom 2

11' 10" max x 11' 3" max (3.61m max x 3.43m max)

Bedroom 1

12' 10" max x 15' max (3.91m max x 4.57m max)

Bedroom 3

1' 1" max x 1' 1" max (0.33m max x 0.33m max)

Bedroom 4

8' 6" max x 12' 1" max (2.59m max x 3.68m max)

Bedroom 3

15' 1" max x 13' 2" max (4.60m max x 4.01m max)

Bathroom

12' 1" max x 8' 11" max (3.68m max x 2.72m max)

Total floor area 186.1 sq.m. (2,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Musley Hill, Ware

- Four Bedroom
- Detached period home
- Off Street Parking for several vehicles
- Two bathrooms
- Fitted Kitchen

Tenure: Freehold EPC Rating: C

offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE106783



Property Ref:
WRE106783 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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