



Uplands, Braughing Ware SG11 2QJ

welcome to

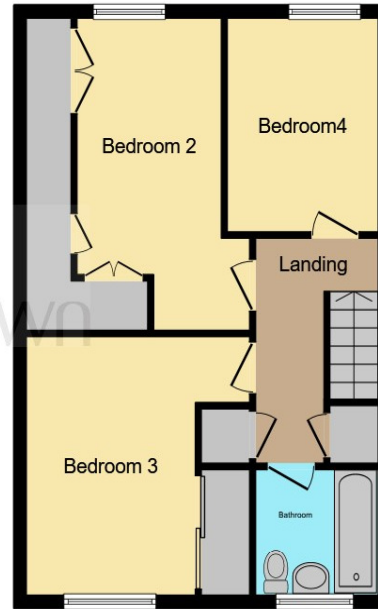
Uplands, Braughing Ware

William H Brown are delighted to offer for sale this spacious and extended end of terrace family home offering versatile living accommodation situated within this highly sought after village only moments away from 'Jenyns First School and Nursery and close to local amenities which include a recreation ground, St Mary's Church and both the A10 and A120. The property benefits from having an entrance hall, ground floor cloakroom, kitchen/dining room, utility room, sitting room and a conservatory. The side extension provides a bedroom/reception room and an en-suite shower/wet room. To the first floor there are three bedrooms and a family bathroom. Externally the rear garden is SOUTH FACING, unoverlooked and backs onto open countryside with a large patio area and the remainder being laid to lawn with a further patio area to the side and gated pedestrian access. The front garden is block paved with gated side access leading to entrance door with access to utility room and ground floor extension. There is ample residents parking.





Ground Floor



First Floor

Conservatory

16' 5" max x 9' 5" max (5.00m max x 2.87m max)

Lounge

17' 9" max x 11' 6" max (5.41m max x 3.51m max)

Kitchen/diner

11' max x 15' 8" max (3.35m max x 4.78m max)

Reception/bedroom

16' 5" max x 11' 11" max (5.00m max x 3.63m max)

Wet Room

10' max x 6' 3" max (3.05m max x 1.91m max)

Bedroom 1

14' 8" max x 11' 7" max (4.47m max x 3.53m max)

Bedroom 2

12' 7" max x 11' 7" max (3.84m max x 3.53m max)

Bedroom 3

10' 5" max x 8' 1" max (3.17m max x 2.46m max)

Bathroom

6' 7" max x 6' 11" max (2.01m max x 2.11m max)

Total floor area 153.9 m² (1,656 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

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Uplands, Braughing Ware

- Spacious & Versatile Accommodation
- Extension/Annexe with Bedroom and shower Room
- Sitting Room & Conservatory
- Ground Floor Cloakroom
- First Floor Family Bathroom

Tenure: Freehold EPC Rating: C

£485,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107191



Property Ref:
WRE107191 - 0006

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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk