

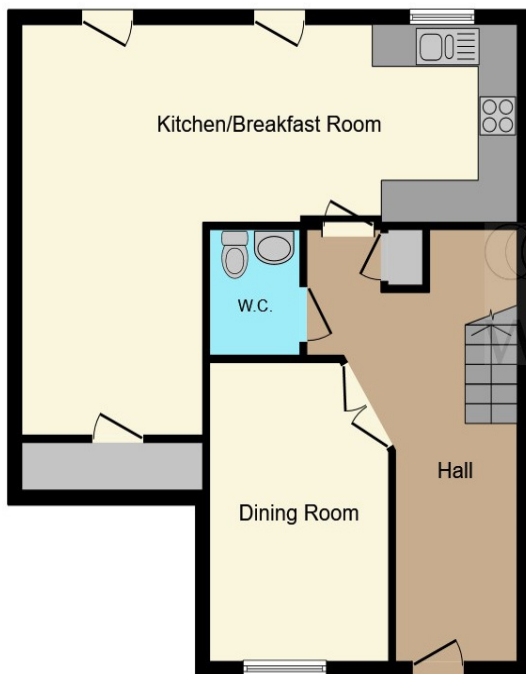
Brocket Meadows, Ware SG12 7SG

welcome to

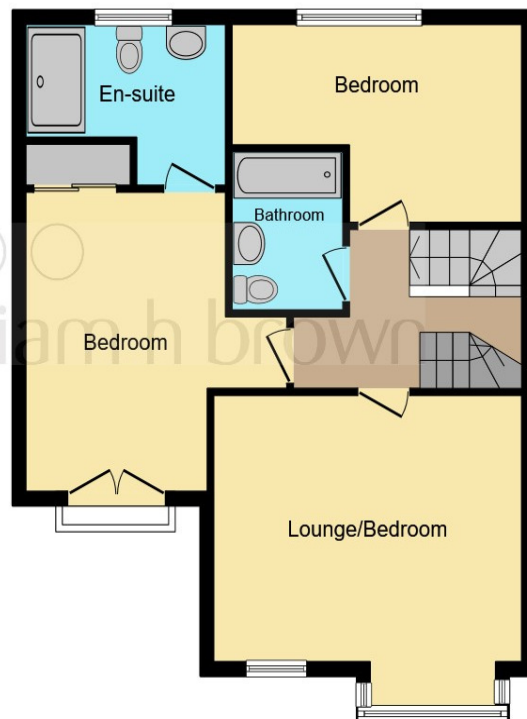
Brocket Meadows, Ware

William H Brown are delighted to offer for sale this superbly presented Four/five bedroom detached family home arranged over three floors, built in 2015 and situated within this sought after cul-de-sac location. The property comprises of an entrance hall, ground floor WC, dining room and a fitted kitchen/breakfast room. The first floor comprises of Two Bedrooms, Lounge/Bedroom, en-suite shower room and luxury family bathroom. The second floor provides the remaining two bedrooms and an en-suite shower room. Externally the front garden is block paved providing off street parking. The rear garden is un-overlooked and has been fully landscaped to provide a decked area with veranda ideal for entertaining. Patio area, lawned area and summer house/office. An internal viewing is highly recommended.

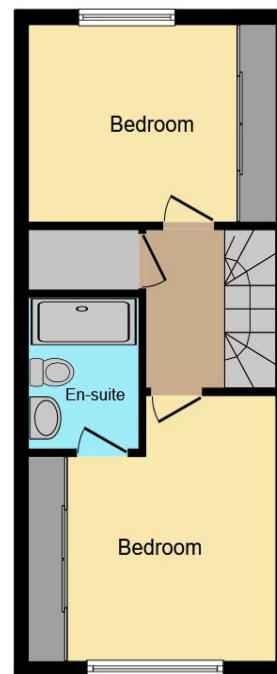




Ground Floor



First Floor



Second Floor

Lounge

19' 1" max x 9' 1" max (5.82m max x 2.77m max)

Dining Room

14' 9" max x 9' max (4.50m max x 2.74m max)

Kitchen

14' 6" max x 9' 3" max (4.42m max x 2.82m max)

Bedroom 1

12' 5" max x 12' 4" max (3.78m max x 3.76m max)

Bedroom 2

14' max x 9' 3" max (4.27m max x 2.82m max)

Bedroom 3

9' 6" max x 12' 3" max (2.90m max x 3.73m max)

Bedroom 4

12' 4" max x 9' 3" max (3.76m max x 2.82m max)

Lounge/Bedroom 5

14' 6" max x 12' 3" max (4.42m max x 3.73m max)

Total floor area 161.0 m² (1,733 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

Brocket Meadows, Ware

- Detached family residence built in 2015
- Downstairs WC
- Dining Room and fitted Kitchen/Breakfast Room
- Two en-suite shower rooms and luxury family bathroom
- Block paved drive providing off street parking

Tenure: Freehold EPC Rating: B

£765,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107189](https://www.williamhbrown.co.uk/Property/WRE107189)



Property Ref:
WRE107189 - 0008

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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