



**Wickenfields, WARE SG12 0XH**

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## **Wickenfields, WARE**

William H Brown are delighted to offer for sale this well presented four bedroom detached family home, located within this popular cul-de-sac on the Old Vicarage development. The property offers spacious and versatile accommodation to include an entrance hall, ground floor cloakroom, open plan family lounge and dining area, fitted kitchen and ^ (Everest) Conservatory (still under warranty). To the first floor there are four bedrooms and a refitted shower room. Externally the front garden provides off street parking for several vehicles and gives access to the garage which has power and light connected. Gated side access leading to an un-overlooked rear garden featuring a paved patio area with the remainder laid to lawn with fenced boundaries and range of flowers and shrub borders. The property further benefits from having Sharps fitted wardrobes and partially boarded loft space accessible via a pull down ladder.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Ground Floor Cloakroom**

**Lounge/Dining Room**

24' 6" max x 21' max ( 7.47m max x 6.40m max )

**Kitchen**

8' 8" max x 9' 10" max ( 2.64m max x 3.00m max )

**Conservatory**

20' 10" max x 7' 1" max ( 6.35m max x 2.16m max )

**First Floor Landing**

**Bedroom 1**

12' 3" max x 9' 4" max ( 3.73m max x 2.84m max )

**Bedroom 2**

11' max x 10' 2" max ( 3.35m max x 3.10m max )

**Bedroom 3**

7' 10" max x 11' 6" max ( 2.39m max x 3.51m max )

**Bedroom 4**

10' 8" max x 8' 10" max ( 3.25m max x 2.69m max )

**Refitted Shower Room**

**Garage**

16' 2" max x 7' 9" max ( 4.93m max x 2.36m max )

Total floor area 116.7 m<sup>2</sup> (1,256 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](http://www.focalagent.com)

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## Wickenfields, WARE

- Four bedroom detached family home
- Ground floor cloakroom
- Spacious open plan lounge/dining room
- Fitted kitchen
- Everest conservatory

Tenure: Freehold EPC Rating: D

**£590,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107198 - 0006

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