









welcome to

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.















Total floor area 116.7 m² (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

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)

welcome to

Wickenfields, WARE

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

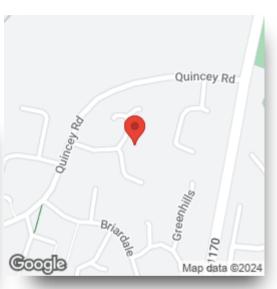
Tenure: Freehold EPC Rating: D

£590,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107198



Property Ref: WRE107198 - 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.





01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk

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.