



**The Hyde, Ware SG12 0EU**

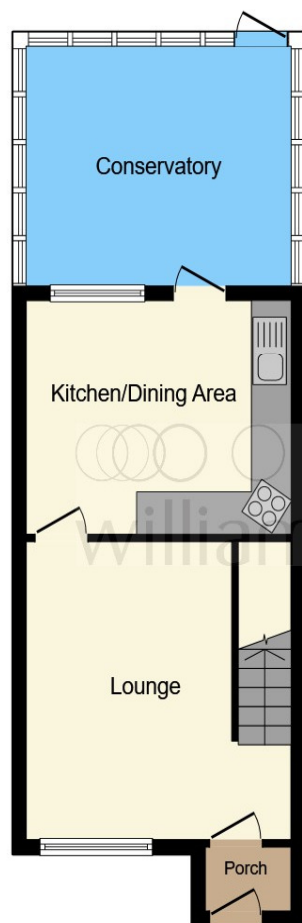


**welcome to**

## **The Hyde, Ware**

William h Brown are delighted to offer for sale this larger style two bedroom home nestled within the popular development of 'The Hyde' which is within comfortable walking distance of Ware's High Street which offers a wide range of shops, bars and restaurants and a mainline railway station serving London's Liverpool Street. The accommodation comprises of a porch, sitting room, kitchen/dining room and a conservatory. To the first floor there are two bedrooms and a bathroom. Externally the rear garden is unoverlooked with rear pedestrian access, the front garden is laid to lawn with flower borders and there is also allocated parking for one vehicle and ample residents parking. An internal viewing is a must.





**Ground Floor**



**First Floor**

**Porch**

**Sitting Room**

13' 8" x 13' 1" ( 4.17m x 3.99m )

**Kitchen/Dining Room**

13' x 10' 9" ( 3.96m x 3.28m )

**Conservatory**

10' 6" x 7' 9" ( 3.20m x 2.36m )

**First Floor Landing**

**Bedroom 1**

12' 3" x 13' 1" ( 3.73m x 3.99m )

**Bedroom 2**

12' 4" x 6' 6" ( 3.76m x 1.98m )

**First Floor Bathroom**

**Exterior**

**Front Garden**

**Rear Garden**

**Allocated Parking**

Total floor area 76.8 m<sup>2</sup> (826 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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## **The Hyde, Ware**

- LARGER STYLE TWO BEDROOM HOME
- ENTRANCE PORCH
- SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaiting

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107174 - 0006

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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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