



WELLINGTON COTTAGES, Colliers End Ware SG11 1EE

william
h brown

welcome to

WELLINGTON COTTAGES, Colliers End Ware

Nestled in the tranquil rural surroundings of Colliers End, this superb double-storey extended semi-detached family residence offers spacious and versatile living accommodation backing directly onto open fields. A perfect retreat for those seeking both comfort and privacy in a picturesque setting.





Ground Floor



First Floor

Total floor area 143.4 m² (1,544 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 Lobby

Entrance Hall

Sitting Room

13' 10" x 12' 11" (4.22m x 3.94m)

Dining Room

17' 1" x 8' 7" (5.21m x 2.62m)

Snug/Family Room

9' 11" x 6' 11" (3.02m x 2.11m)

Inner Lobby

Bathroom One

Kitchen/Breakfast Room

13' 4" x 12' 10" (4.06m x 3.91m)

Utility Room

12' 5" x 6' 8" (3.78m x 2.03m)

Playroom/Reception Room

15' x 12' 1" (4.57m x 3.68m)

First Floor Landing

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

Bedroom Two

10' 9" x 9' (3.28m x 2.74m)

Bedroom Three

9' 3" x 8' 9" (2.82m x 2.67m)

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

Family Bathroom

Exterior

Front Garden

Rear Garden

welcome to

WELLINGTON COTTAGES, Colliers End

Ware

- DOUBLE STOREY EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- KITCHEN/BREAKFAST & UTILITY ROOM
- SUPERB UNOVERLOOKED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£585,000



view this property online williamhbrown.co.uk/Property/WRE107676



Property Ref:
WRE107676 - 0009

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.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk