



**Greenhills, Ware SG12 0XG**

**welcome to**

## **Greenhills, Ware**

NO ONWARD CHAIN - Situated on the highly sought after Vicarage Estate in Ware, this impressive four bedroom detached family home offers generous living and bedroom space, modern finishes both inside and out.

The property has been completely redecorated in stages within the last five years, inclusive of Kitchen, new internal doors, new heating system - both boiler and radiators, as well as new double glazing installed in 2022 (still seven years of guarantee), enhancing both aesthetics, and energy efficiency.





**Ground Floor**



**First Floor**

## Entrance Hall

## Downstairs Wc

## Lounge

10' 11" max x 12' 8" max ( 3.33m max x 3.86m max )

## Kitchen/Diner

23' max x 8' 11" max ( 7.01m max x 2.72m max )

## Bedroom 1

17' 5" max x 12' 9" max ( 5.31m max x 3.89m max )

## Bedroom 2

11' 10" max x 9' 3" max ( 3.61m max x 2.82m max )

## Bathroom

## Bedroom 3

13' 5" max x 7' 1" max ( 4.09m max x 2.16m max )

## Bedroom 4

11' 10" max x 9' 3" max ( 3.61m max x 2.82m max )

## Double Garage

## Exterior

Total floor area 131.0 m<sup>2</sup> (1,410 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)

## welcome to Greenhills, Ware

- NO ONWARD CHAIN
- LARGE FOUR BEDROOM DETACHED WITH CURB APPEAL
- PREMIUM LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DOUBLE GARAGE WITH ELECTRIC DOORS

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

# £700,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WRE107674 - 0007

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