



34, Arthur Martin-Leake Way, Ware
SG11 1BQ
Guide Price £695,000



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34 Arthur Martin-Leake Way, High Cross, Ware, Hertfordshire, SG11 1BQ

**** CHAIN FREE ****A beautifully presented 4 bedroom detached family home located within a tucked away position in this popular village development on the outskirts of Ware. The property benefits from an excellent layout which comprises of a good size hall with downstairs wc, living room with log burner, study and a full width kitchen/diner with separate utility room. On the first floor, there are 4 good size bedrooms, a family bathroom and en-suite shower room to the main bedroom. Externally, there is a driveway parking leading to a garage with professionally landscaped front and rear gardens.

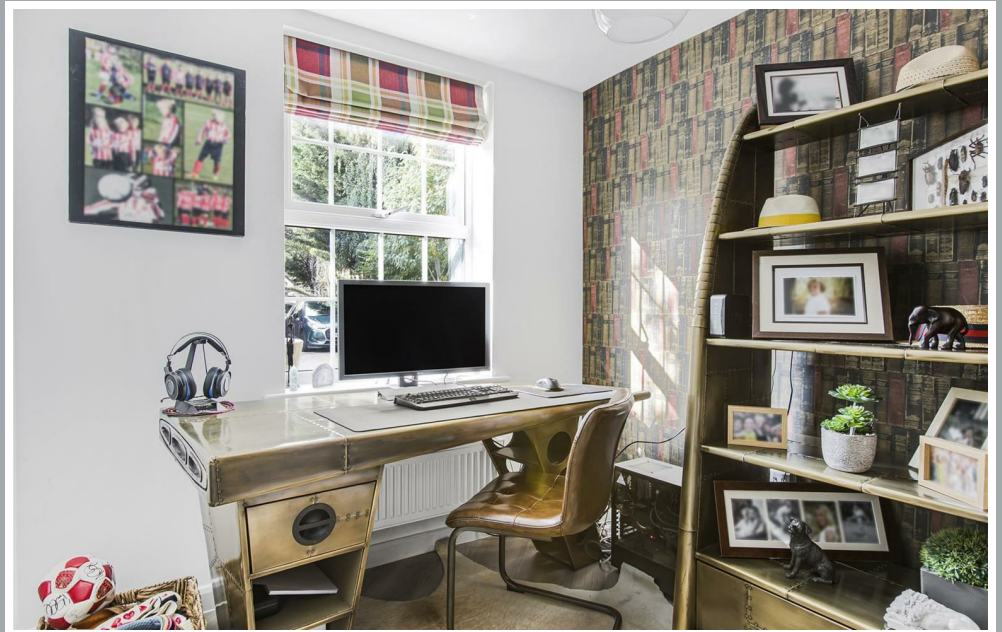
High Cross lies to the northern edge of the county of Hertfordshire, an area renowned for its rural beauty. Surrounded by outstanding countryside, Canterbury Park offers easy access to the A10 and Ware British Rail Station servicing London Liverpool Street as well as some of Hertfordshire's highest regarded schools including Heath Mount and St Edmunds College. High Cross lies to the northern edge of the county of Hertfordshire, an area renowned for its rural beauty. Surrounded by outstanding countryside, Canterbury Park offers easy access to the A10 and Ware British Rail Station servicing London Liverpool Street as well as some of Hertfordshire's highest regarded schools including Heath Mount and St Edmunds College.



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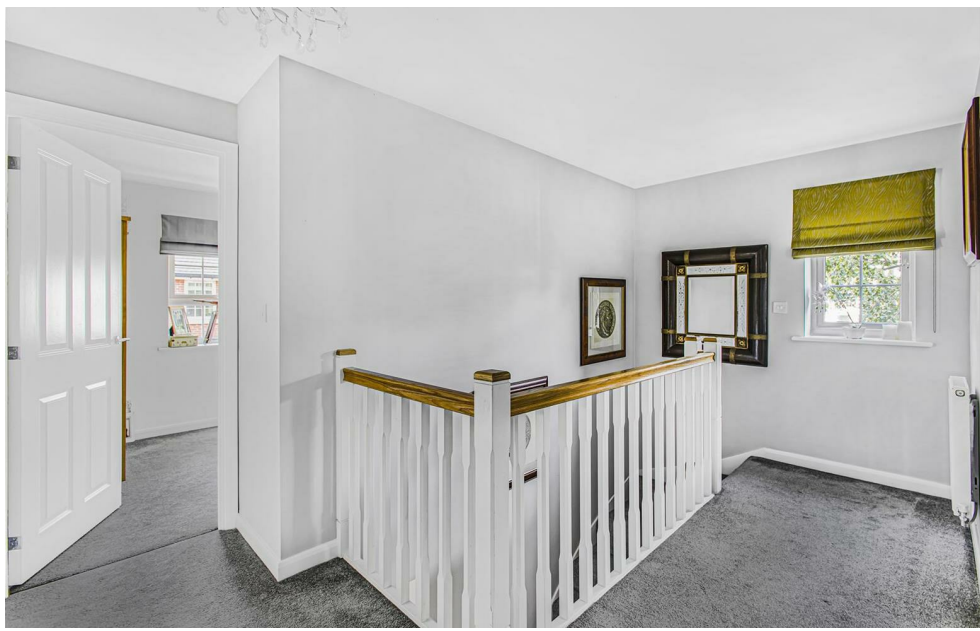
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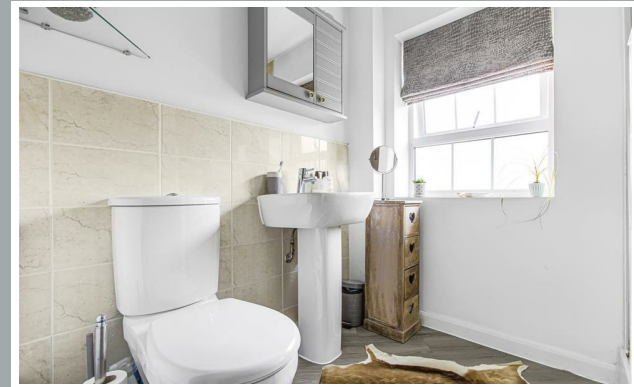
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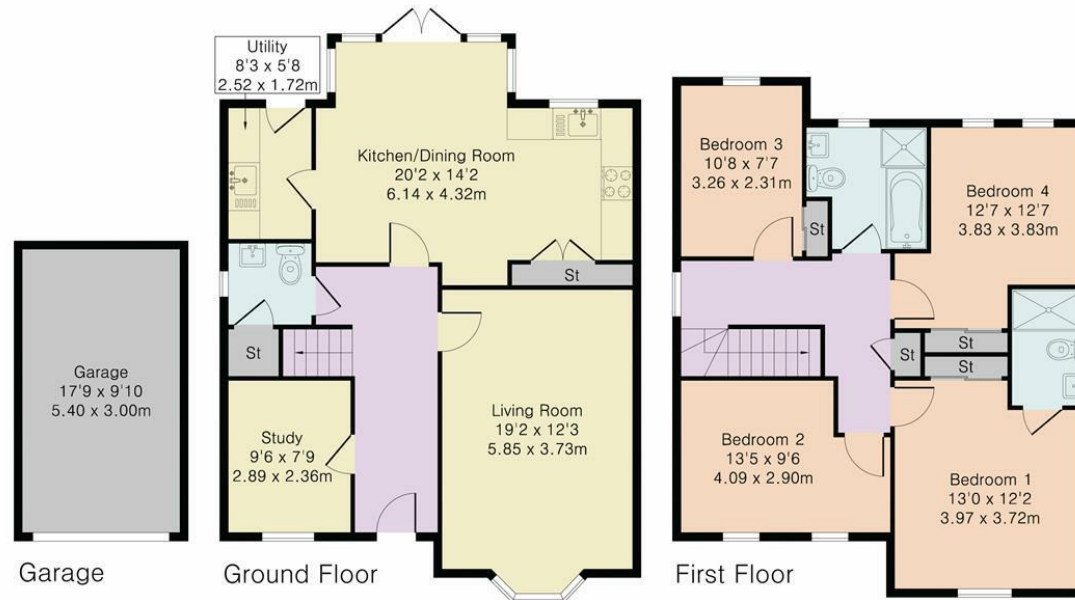


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Approximate Gross Internal Area 1621 sq ft – 150 sq m
 Ground Floor Area 745 sq ft – 69 sq m
 First Floor Area 702 sq ft – 65 sq m
 Garage Area 174 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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