



Fairways, Westmill Road, Ware
SG12 0EW

Price Guide £1,150,000



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Fairways Westmill Road, Ware, Hertfordshire, SG12 0EW

Built in 2019, this impressive modern family home offers around 2,400 sq ft of stylish and versatile accommodation on a plot of approximately one-third of an acre. Designed with space, light, and functionality in mind, the welcoming entrance hall with galleried landing sets the tone for the home's generous proportions. The ground floor features a high-spec shaker-style kitchen with quality integrated appliances, a large living/dining room with log burner and sliding doors opening to the garden, a study/playroom, and a well-equipped utility room. The property also benefits from zoned, remotely controlled underfloor heating throughout the ground floor. Upstairs are four bedrooms, including a principal suite with built-in wardrobes and a luxury en-suite, a second en-suite bedroom, and a family bathroom. A large loft, partly floor-boarded, provides excellent storage or potential for a children's games room. Outside, the fully landscaped and irrigated garden offers complete privacy with feature lighting, a covered pergola BBQ area, and a large oak timber garage to the rear. There's also a versatile outbuilding insulated, carpeted, and networked ideal for a home office or gym. The front driveway provides ample parking, designed ready for automated gates with ducting installed, and includes a 7kW wall-mounted car charger. Additional features include 250Mb Virgin broadband and a comprehensive irrigation system for low-maintenance living. Internal viewing is highly recommended.

Westmill Road is a residential street within the town of Ware, well-placed for families and commuters alike. The area benefits from a mix of detached and semi-detached homes, and offers green space and a quiet feel while still being within reach of local amenities. A major asset of this address is its accessibility Ware railway station is approximately 1.2 miles away which means that commuting into London or to other regional hubs is easy, making it ideal for working professionals or those seeking easy travel links. Ware town centre offers immediate access to a wide range of shops, bars, restaurants, and much more



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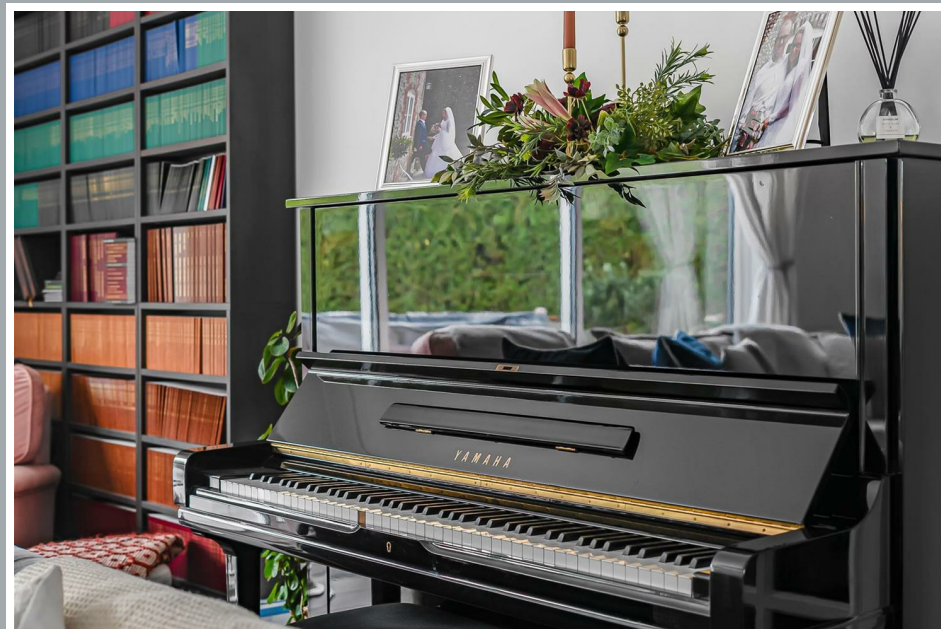
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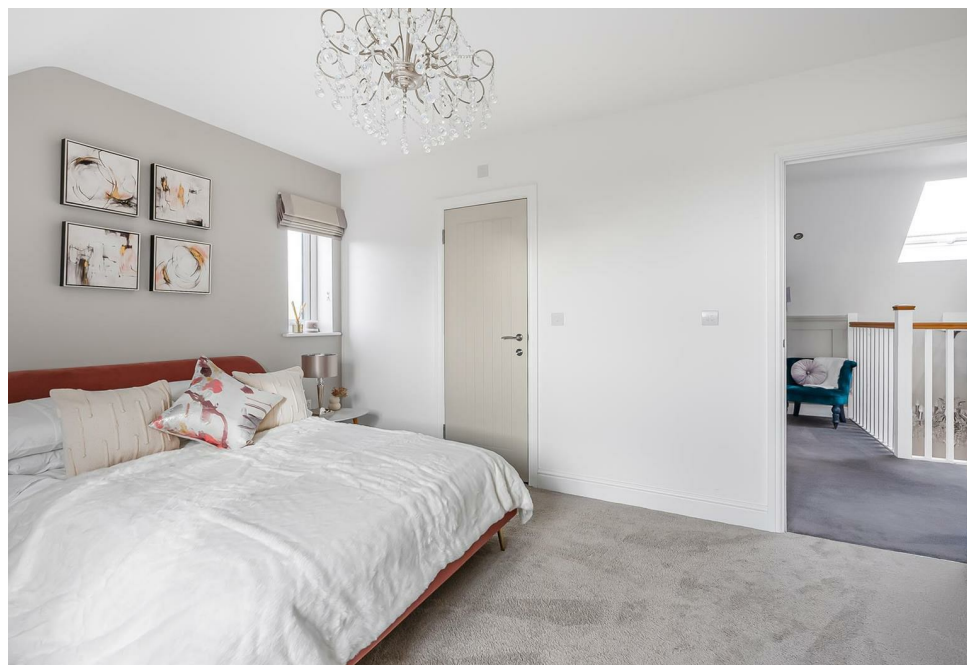
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**Approximate Gross Internal Area 2397 sq ft - 223 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1313 sq ft – 122 sq m

First Floor Area 1084 sq ft – 101 sq m

Garage Area 203 sq ft – 19 sq m

Outbuilding Area 230 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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