



Four Bedrooms all with En-Suite

**Downstairs Bedroom - Ideal for Multi
Generational Living**

Pretty Cottage Garden

**Situated in The Heart Of The Sought After
Village**

Off Street Parking and Garage

Large Open Plan Entertaining Space



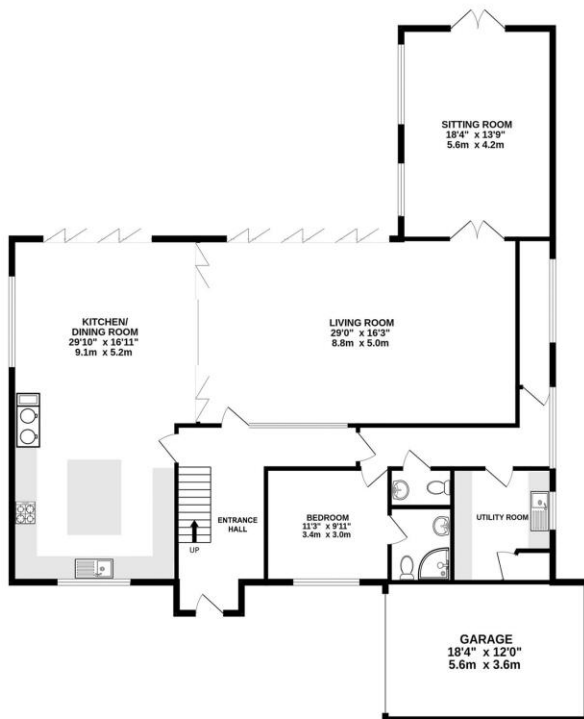
High Hedges
Ware, SG11 1JQ

**Offers in Excess of
£1,000,000**

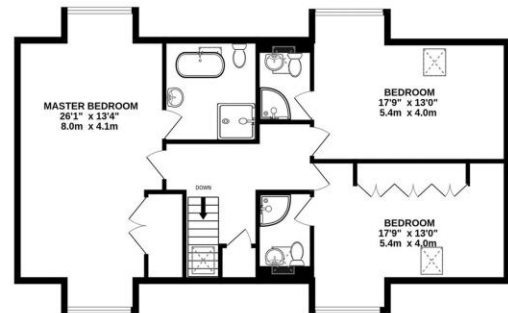
Thomas Childs & Co are delighted to bring to market a beautifully positioned four-bedroom, detached family home situated in the heart of Haultwick, Ware. The property is set in a lovely village, surrounded by Hertfordshire countryside and just a short distance to Ware town, station and surrounded by fabulous schools. This delightful home offers open planned, modern contemporary living with approximately 2943 Sq. Ft of accommodation. The property boasts a large inviting Kitchen/living area with bi-folding doors to the rear of the property, a great entertaining space leading out to the pretty cottage garden. There is a ground floor bedroom with ensuite and a further three bedrooms with ensuites on the first floor which offer multigenerational living. Outside the home is approached via a gravelled driveway, providing plenty of off street parking, along with a garage. The rear garden has been beautiful designed with a patio area, various flower and shrub borders along with a large lawn. The garden also has a timber built out building/potting shed with power and lighting. The property has oil central heating and double-glazed windows, EPC band D, council tax band F.

HIGH HEDGES

GROUND FLOOR
1955 sq.ft. (181.6 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2943 sq.ft. (273.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy performance certificate (EPC)			
High Hedges Haultwick WARE SG11 1JQ	Energy rating D	Valid until:	20 May 2034
		Certificate number:	2409-3038-0205-1014-2204
Property type	Detached house		
Total floor area	263 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.