

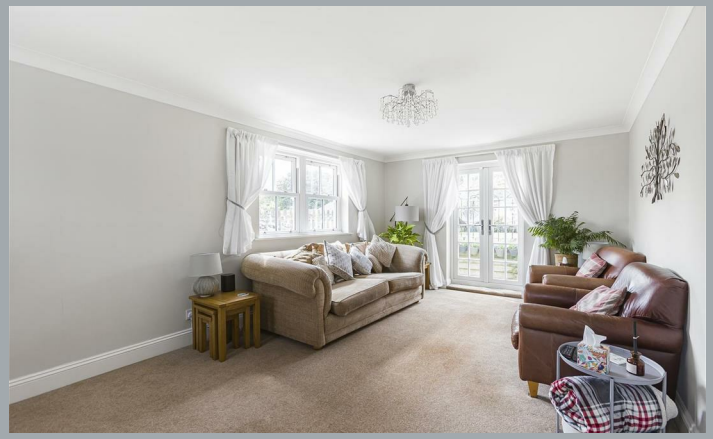
55, Musley Hill, Ware

SG12 7NA

Offers In Excess Of £750,000

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55 Musley Hill, Ware, Hertfordshire, SG12 7NA

Offered Chain Free - Steven Oates are delighted to offer the rare opportunity to acquire this substantial four bedroom detached period home located in a popular residential road within comfortable walking distance of Ware's town centre. Arranged over four levels, the property has been completely renovated by the current owners and comprises of; an entrance hallway, cloakroom, lounge, dining room and modern fitted kitchen on the ground floor. There is access to the basement currently being used as a lounge from the kitchen. On the first floor, there are three double bedrooms and four piece suite bathroom. On the second floor, is another double bedroom and shower room. Externally, the property offers off street parking, double garage and a sunny terrace benefitting beautiful views and seclusion. Call now to arrange a viewing.

Musley Hill is situated within a popular residential area of Ware. The property is only a short distance from Ware's busy High Street which provides an excellent range of localised shops, coffees shops and restaurants. Ware Town train station is only 0.6 miles away and provides fast and regular services to London's Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY







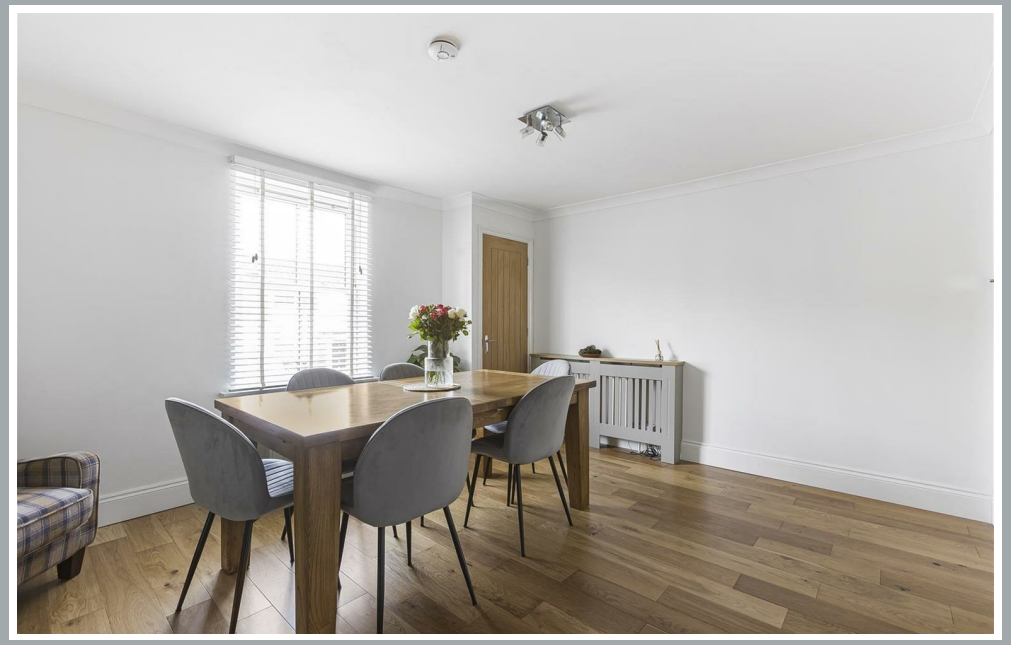


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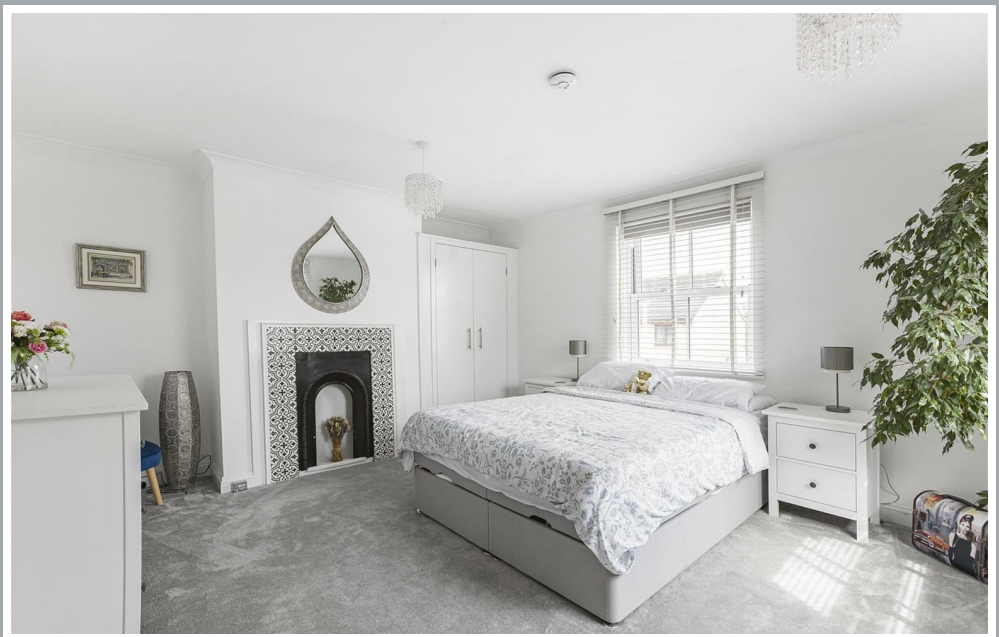




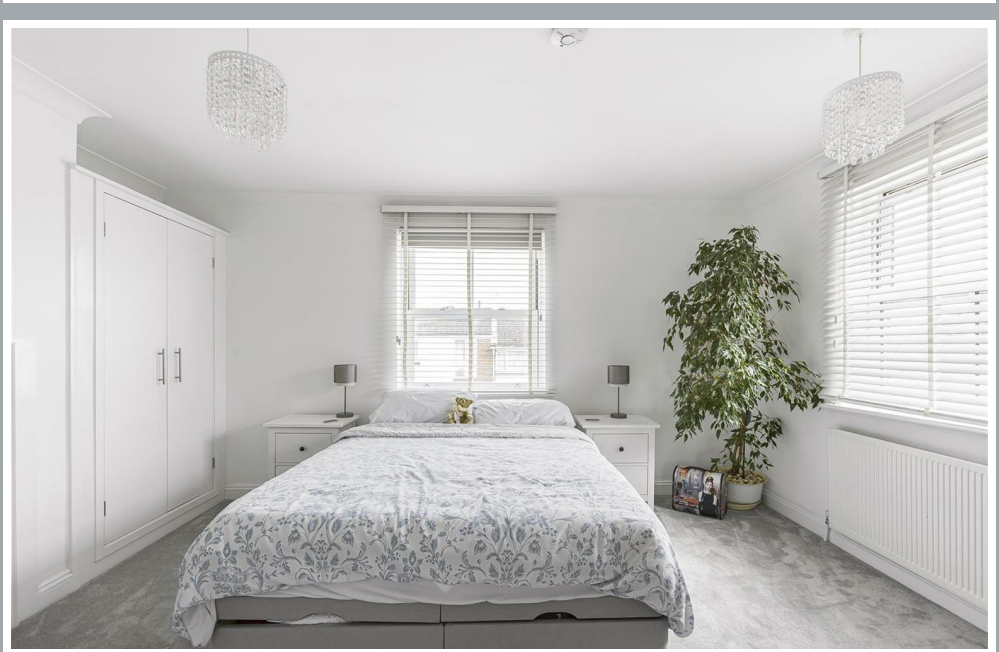




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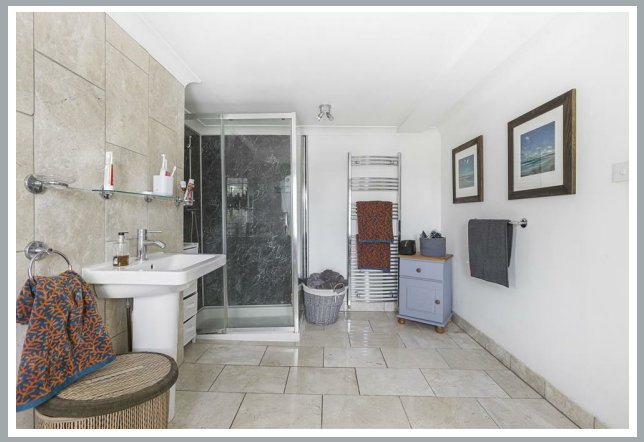






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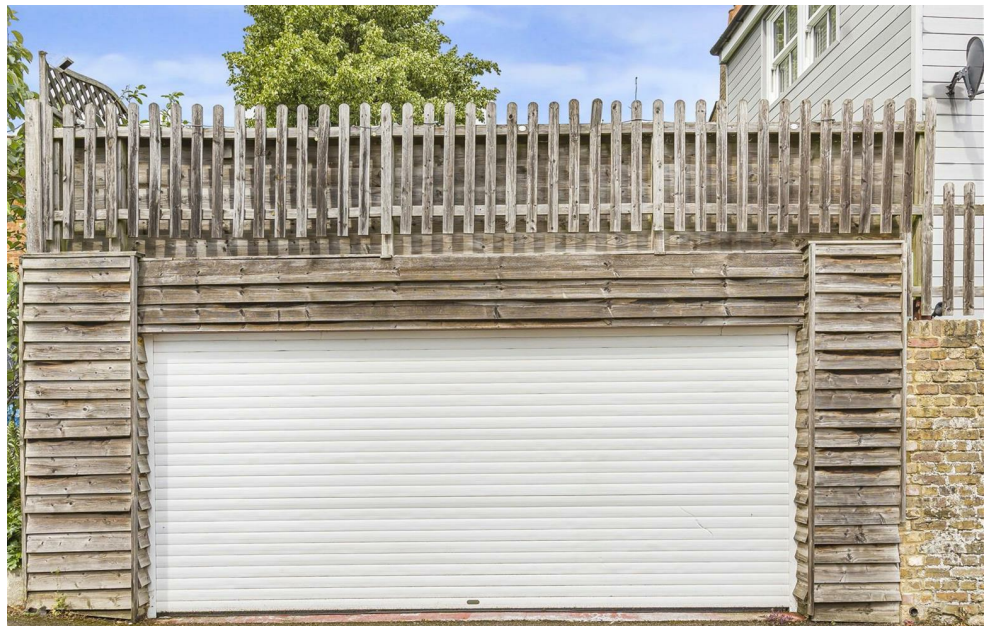




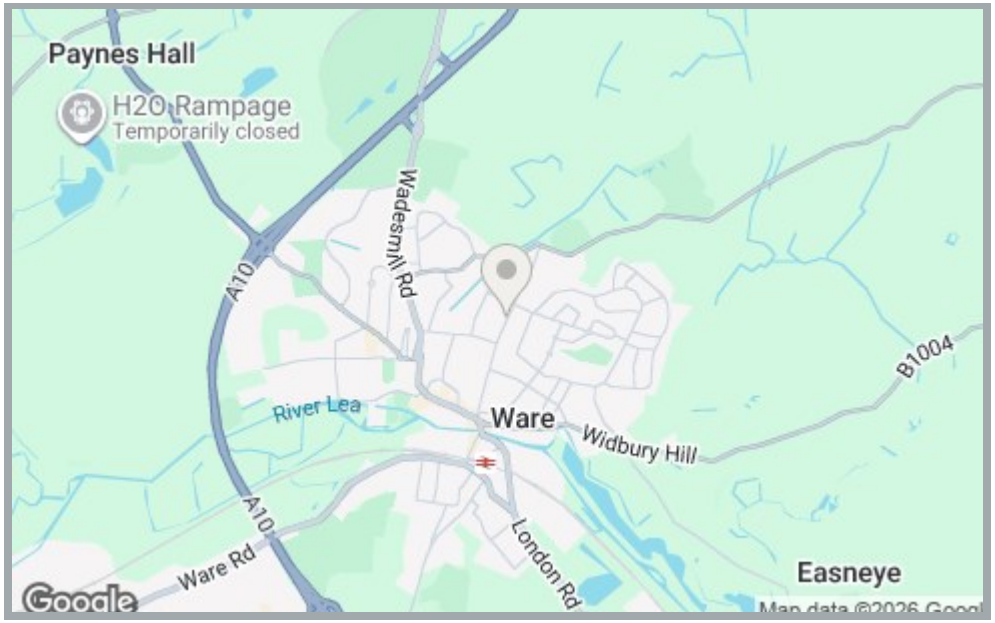


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Approximate Gross Internal Area 2444 sq ft - 227 sq m

Cellar Area 266 sq ft – 25 sq m
Ground Floor Area 734 sq ft – 68 sq m
First Floor Area 637 sq ft – 59 sq m
Second Floor Area 385 sq ft – 36 sq m
Garage Area 422 sq ft – 39 sq m



PINK PLAN

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.

RICS Certified Property Measurer

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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