

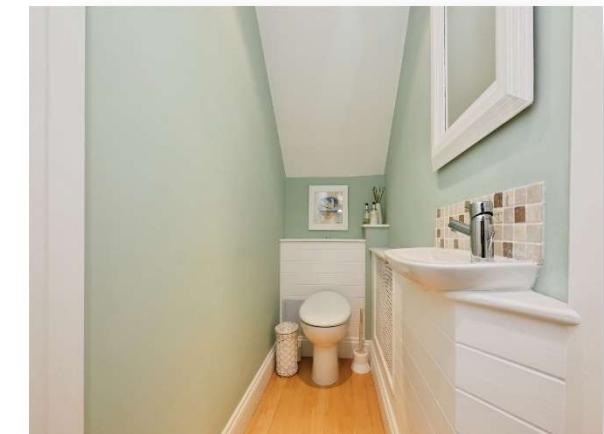


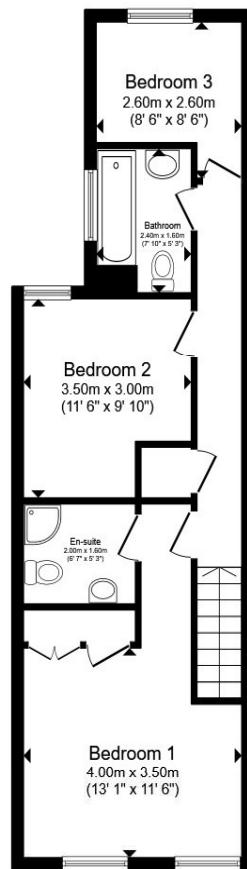
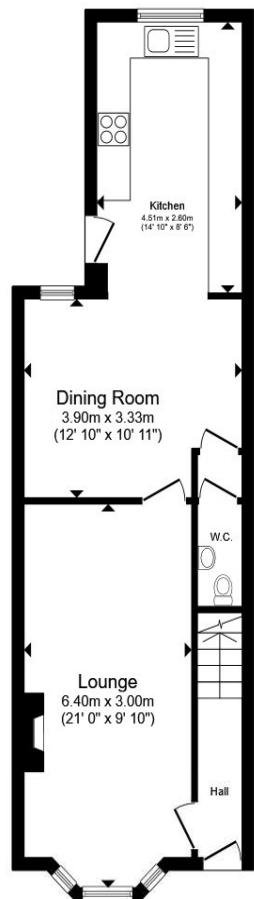
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



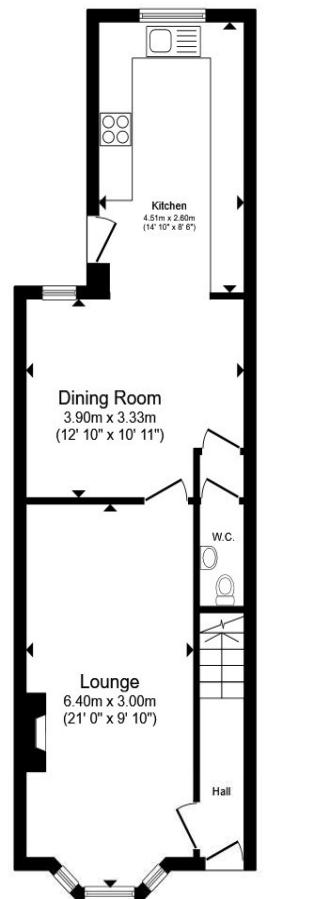
Musley Hill, Ware SG12 7NL

welcome to

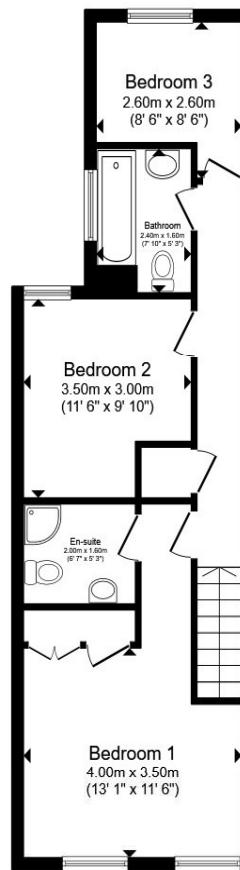
Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Ground Floor



First Floor

Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom



Rear Garden

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



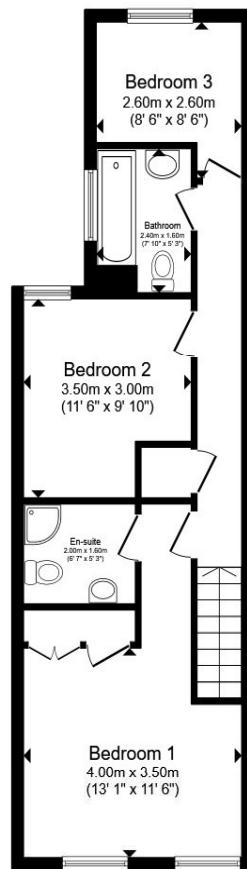
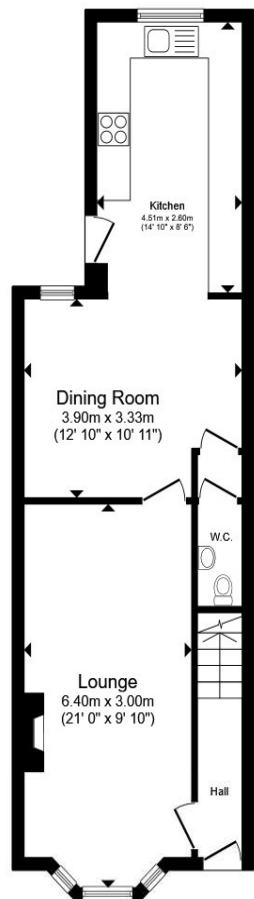
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



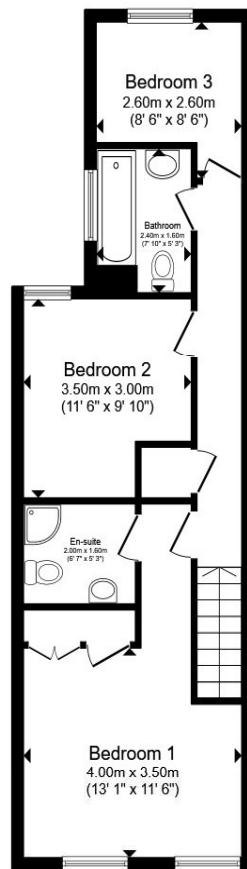
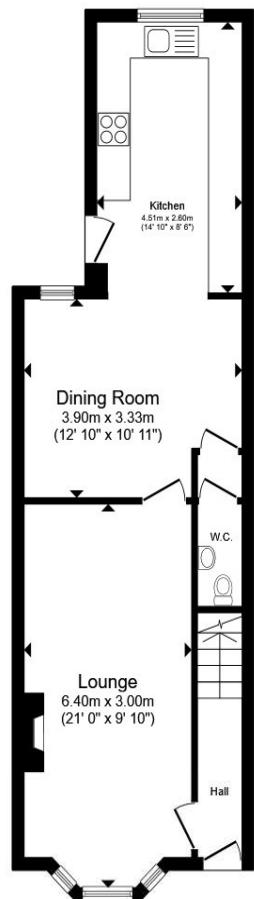
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk



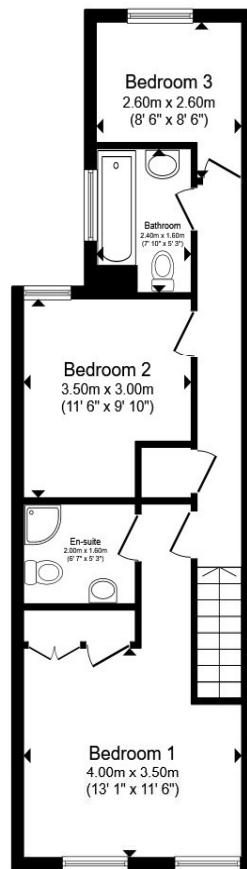
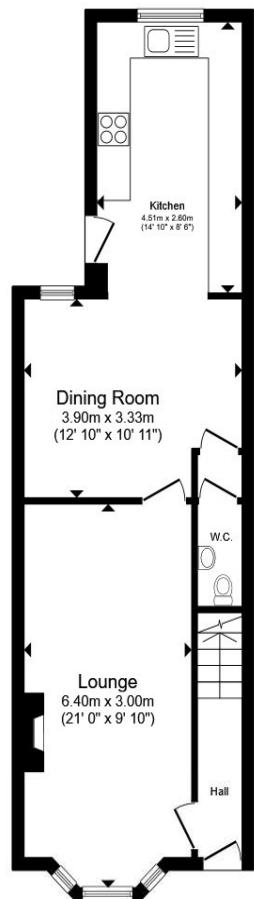
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk

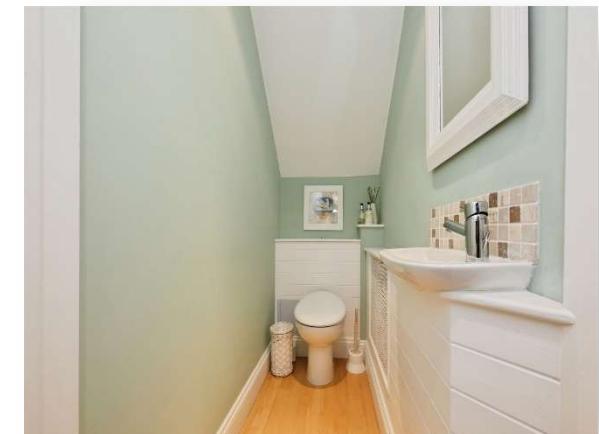


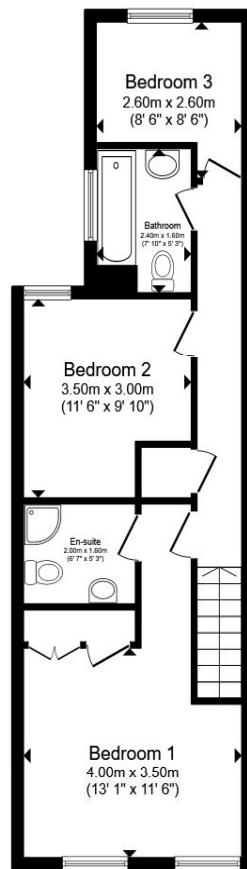
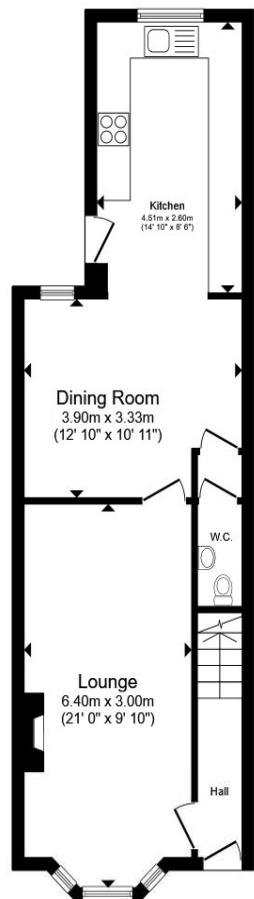
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk

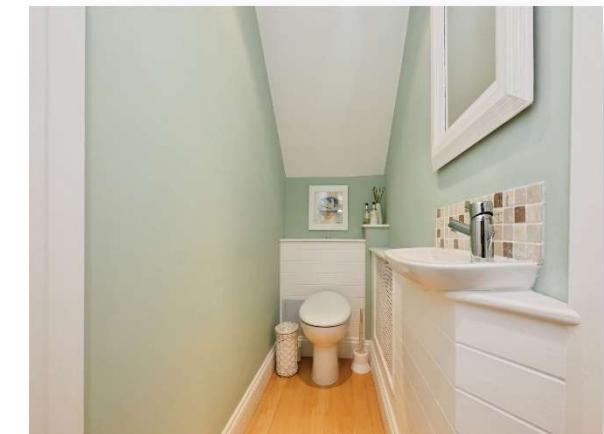


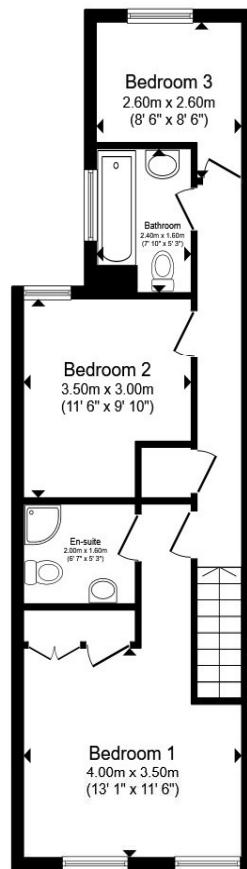
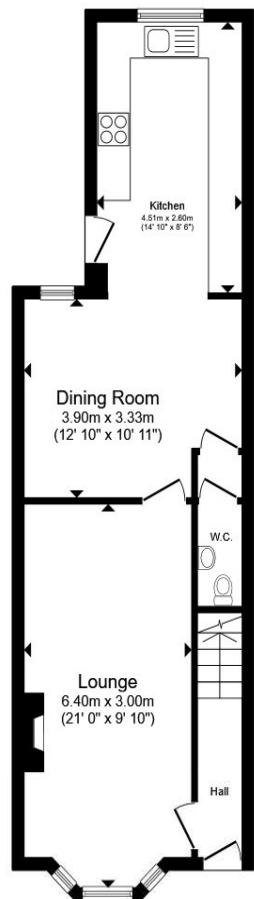
Musley Hill, Ware SG12 7NL

welcome to

Musley Hill, Ware

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updatirs and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m² (1,050 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.propertybox.io

Hall

Lounge

21' max x 9' 10" max (6.40m max x 3.00m max)

Dining Room

12' 10" max x 10' 11" max (3.91m max x 3.33m max)

Kitchen

14' 10" max x 8' 6" max (4.52m max x 2.59m max)

Downstairs Wc

First Floor

Bedroom 1

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

En-Suite

Bedroom 2

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Bedroom 3

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Bathroom

Rear Garden

welcome to

Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£525,000



view this property online williamhbrown.co.uk/Property/WRE107852



Please note the marker reflects the postcode not the actual property



Property Ref:
WRE107852 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk