



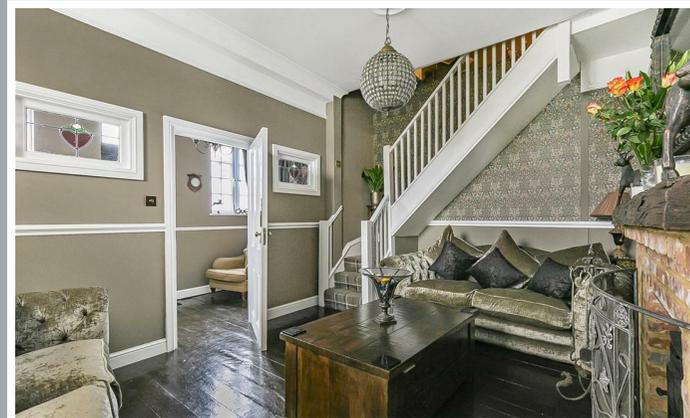
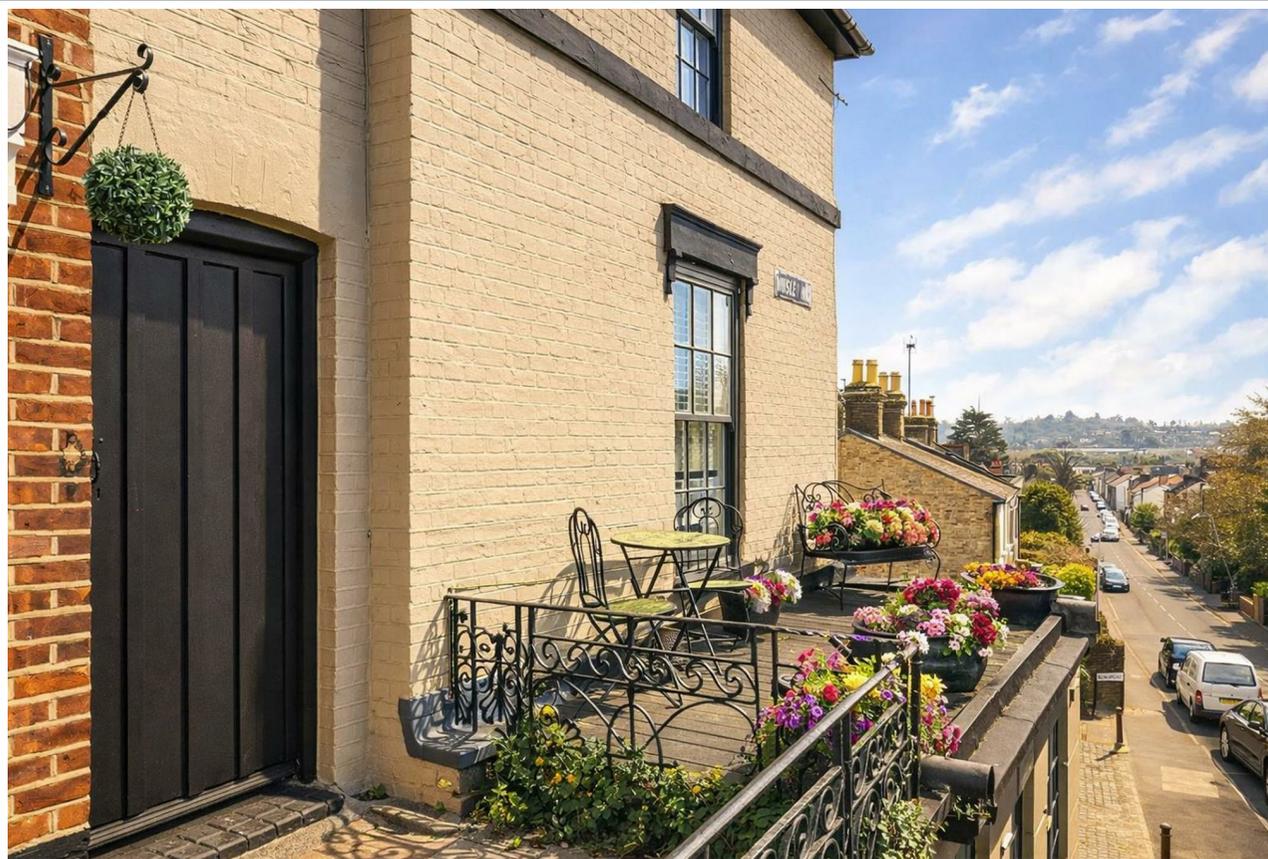
2, Musley Hill, Ware

SG12 7NB

Offers In Excess Of £800,000



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2 Musley Hill, Ware, Hertfordshire, SG12 7NB

Former Victorian bakery - A substantial Victorian house that has been beautifully restored by the current owners to provide spacious and flexible living accommodation over three floors. This unique home benefits from a stunning entrance hall way with cloakroom that leads through to the reception room. The property also has an additional fourth bedroom and Shower Room on the ground floor level. This also has the potential to be used as a self contained annexe and has an additional private ground floor entrance. On the second floor there is a further reception/lounge room and stunning re-fitted kitchen with access to an attractive private terrace. The property offers four great size bedrooms with a family bathroom and en-suite to the second bedroom. This attractive property still retains many original features to include original working fireplaces throughout. Externally you have a private front and rear terrace area for outside entertaining and allocated parking behind the property. Located in an elevated position with stunning views just a short walk of Ware High Street and Ware train station.

The property is located within a popular residential location within an easy reach of Ware's thriving town centre.



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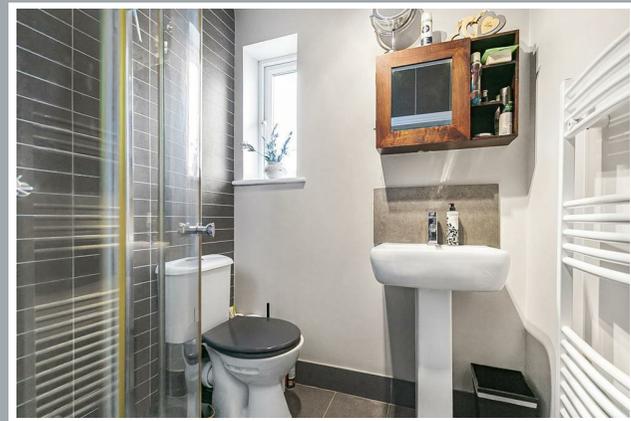
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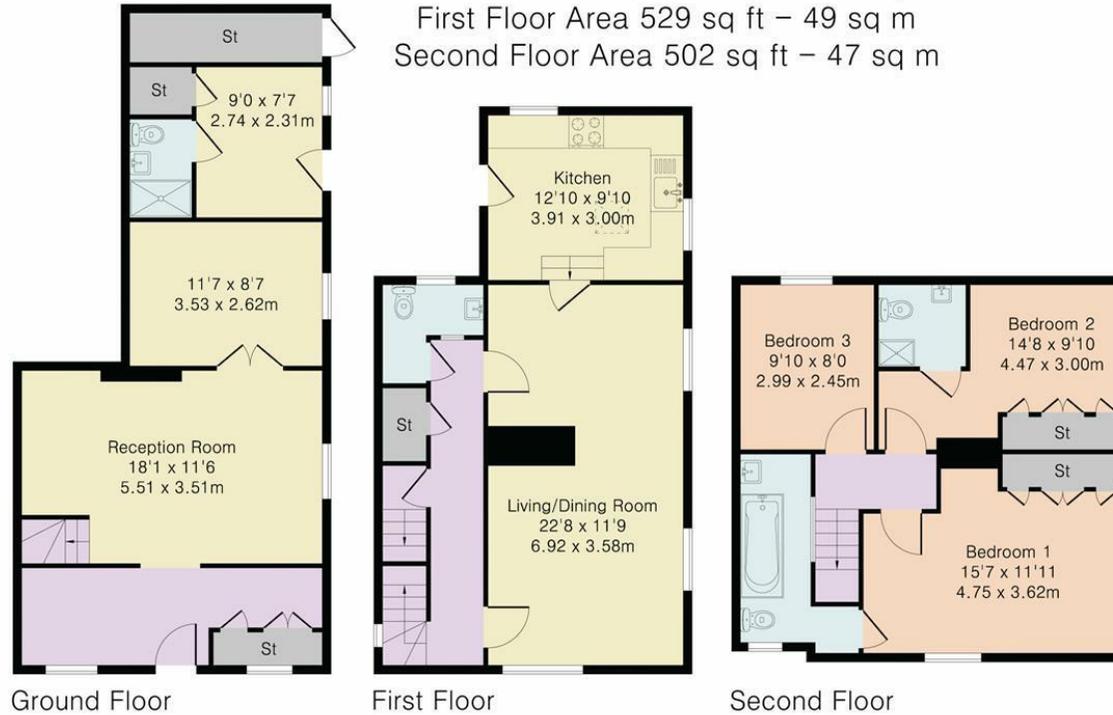
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Approximate Gross Internal Area 1596 sq ft - 148 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 529 sq ft – 49 sq m

Second Floor Area 502 sq ft – 47 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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