



6, Brewery Yard, Watton Road, Ware  
SG12 0GF  
£600,000



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## 6 Brewery Yard, Watton Road, Ware, Herts, SG12 0GF

\*\*\*\*CHAIN FREE\*\*\*\* This beautifully designed three-bedroom family home is finished to an exceptional standard and forms part of an exclusive gated development, offering both privacy and an enviable town centre setting. The property opens into an inviting entrance hallway, leading to a versatile front-facing study/playroom, a convenient ground floor cloakroom, and an impressive open-plan kitchen, dining and sitting room. The contemporary kitchen is fitted with quartz worktops and integrated appliances, while rear-facing French doors with full-height glazing flood the space with natural light and create a superb area for modern family living. The first floor offers two generously proportioned double bedrooms, both served by a stylish family bathroom. Occupying the entire second floor is the impressive principal bedroom suite, featuring a Juliet balcony, ample space for fitted wardrobes, and a luxurious fully tiled en-suite shower room. A useful boiler/storage room on this level provides additional practicality and could also be adapted into a walk-in wardrobe. Externally, the property enjoys a private timber courtyard garden with established flower beds and shrubs, together with convenient side access to the front.

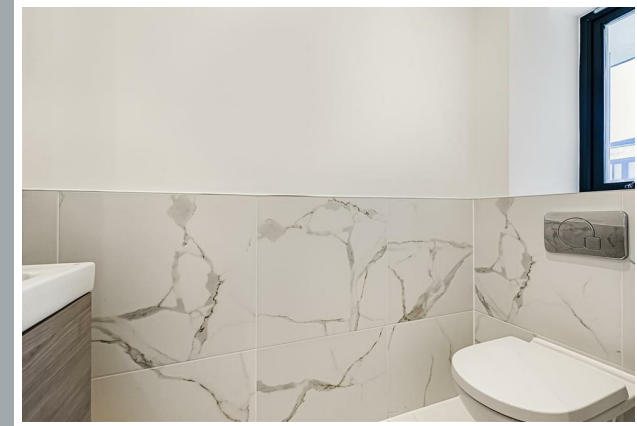
Brewery Yard is a distinctive development located on Watton Road in the historic market town of Ware, Hertfordshire. Blending contemporary architecture with the town's rich brewing heritage, the scheme offers a vibrant destination for modern living. Positioned within easy reach of Ware town centre and mainline station, Brewery Yard benefits from excellent connectivity while retaining the charm and character of its riverside surroundings.



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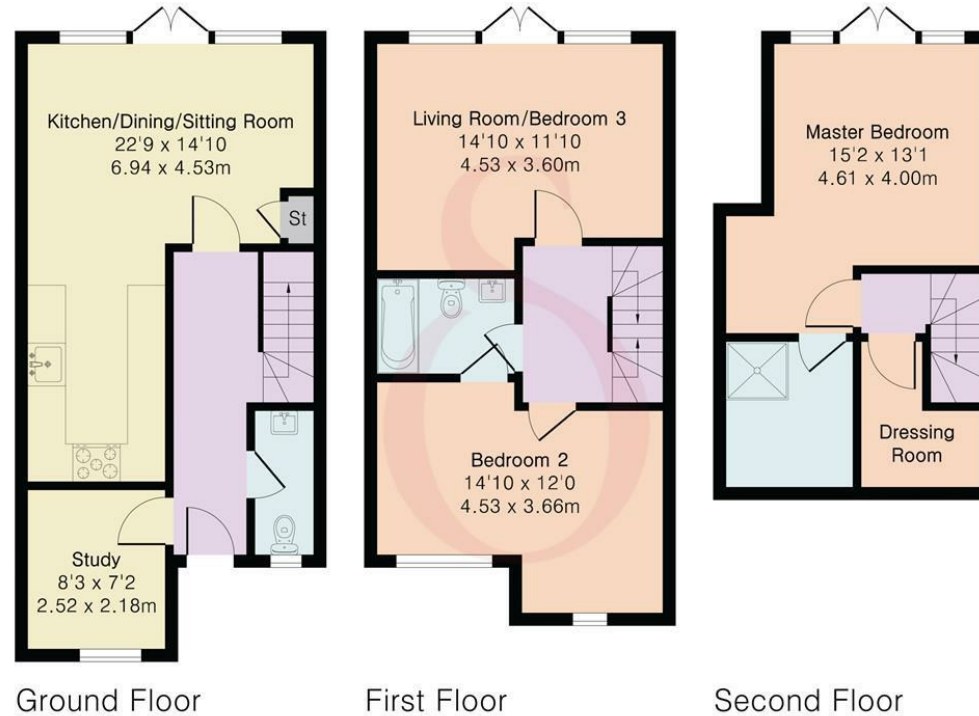
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**Approximate Gross Internal Area 1131 sq ft - 105 sq m**

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 423 sq ft – 39 sq m

Second Floor Area 279 sq ft – 26 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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