



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Musley Hill, Ware, SG12 7NB  
Guide price £525,000



## Musley Hill, Ware, SG12 7NB

Westwood Leber are delighted to bring to the market this beautifully presented two-bedroom home has been finished to an exceptional standard throughout, offering stylish and versatile accommodation arranged over three floors, situated on the highly sought-after Musley Hill

The ground floor features an impressive open-plan living space with a contemporary fitted kitchen, quality integrated appliances and striking bi-fold doors opening onto a superb rear garden, creating the perfect setting for entertaining and modern family living.

On the first floor, there is a generous principal bedroom, a luxurious family bathroom and a good size second bedroom.

A particular feature of the property is the basement level, which offers excellent potential for conversion (subject to the necessary consents) and is ideally suited as an additional bedroom, home office, playroom or cinema room.

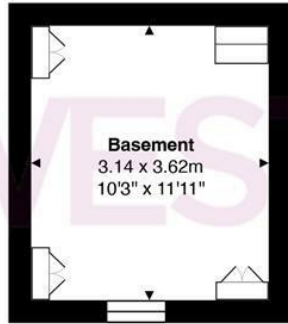
The rear garden is of an excellent size, providing a private and well-maintained outdoor space rarely found with homes of this style. Further benefits include on-street parking and an enviable position within easy walking distance of Ware's vibrant town centre, highly regarded schools, restaurants, bars and mainline station, offering direct services into London Liverpool Street.

An internal viewing is highly recommended to fully appreciate the quality of finish, flexible accommodation and superb location this outstanding home has to offer.

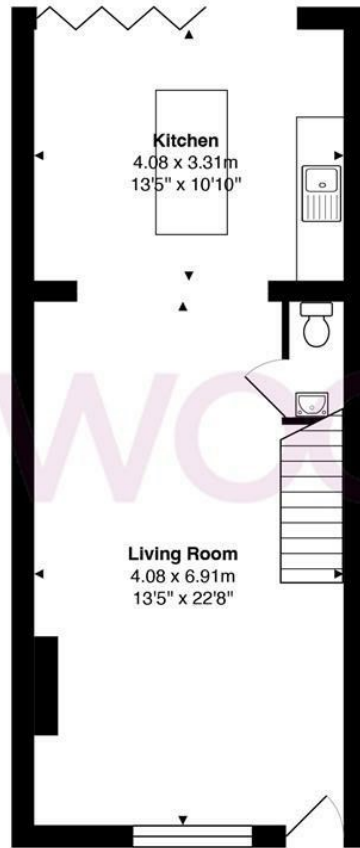


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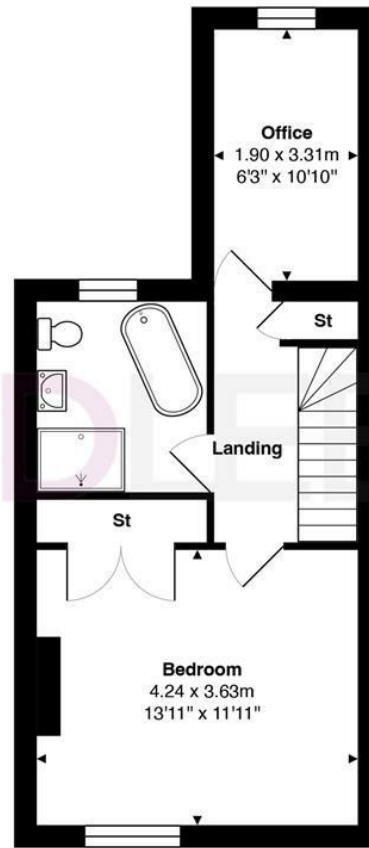
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**Basement**



**Ground Floor**



**First Floor**

Total Area: approx. 90.3 m<sup>2</sup> ... 972 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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