



11, Courtyard Mews, Chapmore End, Nr Ware

SG12 0PW

Guide Price £575,000



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## 11 Courtyard Mews, Chapmore End, Nr Ware, Hertfordshire, SG12 0PW

Part of a Victorian conversion in Chapmore End, between Hertford and Ware, this four-bedroom mews house. Recently refurbished, it provides strong natural light, dual aspect sash windows, and modern finishes throughout. Set within well-kept communal grounds, a sweeping driveway leads to the property. A west-facing front garden offers a private seating area with direct access to the shared gardens. The ground floor includes an entrance hall with tiled flooring, bedroom four, a bathroom, and an open-plan kitchen/dining room with island and integrated appliances. The first floor features a living room with views, a modern shower room, and a well-sized second bedroom. The second floor offers a main bedroom with en-suite, along with a third bedroom featuring dual aspect and a circular window. The communal grounds include landscaped gardens, a BBQ area, marquee, and shared facilities. The property also has two allocated parking spaces and visitor parking.

Chapmore End offers convenient access to the A602, connecting you to the A1M to the north and the A10 to the south. The larger towns of Ware and Hertford are almost equidistant and provide excellent shopping facilities, great schools (including primary, secondary, and private schooling), and superb transport links to London Moorgate, Liverpool Street, and London Victoria. In addition to its convenient location, Chapmore End offers a range of local amenities, including the village pub, The Woodman. Nearby Thundridge boasts more pubs and the Hanbury Manor Golf and Country Club Hotel is a short drive away.



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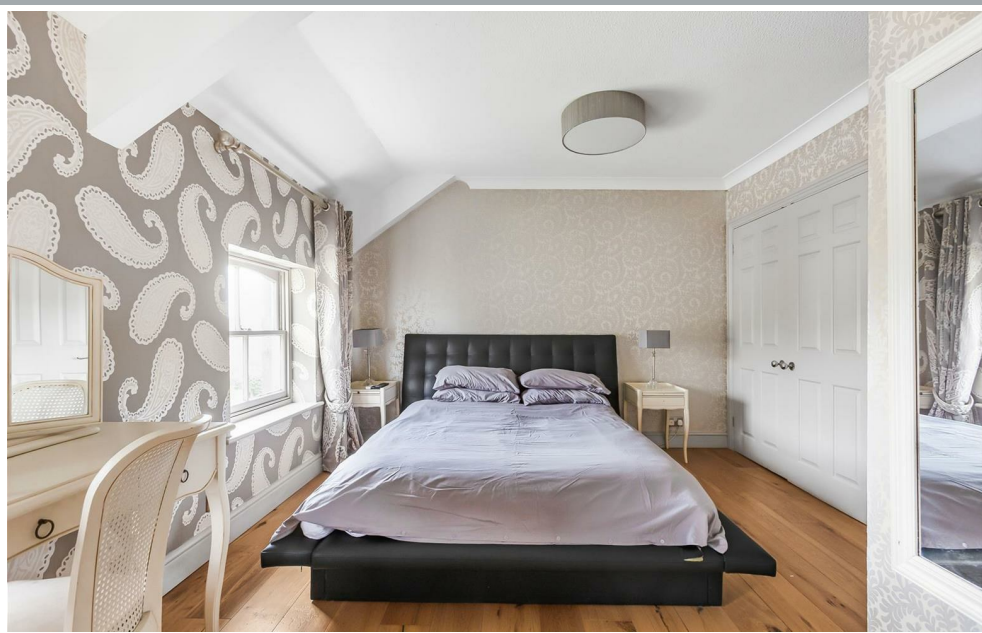
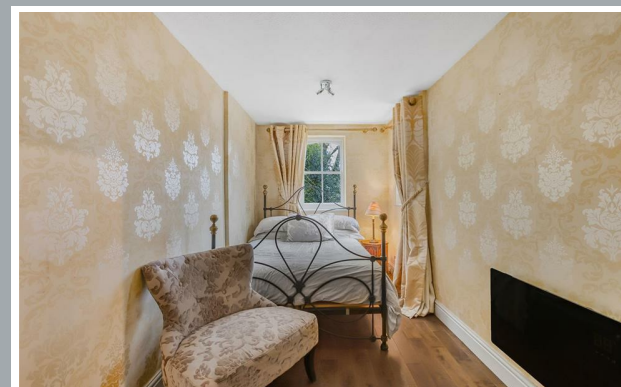
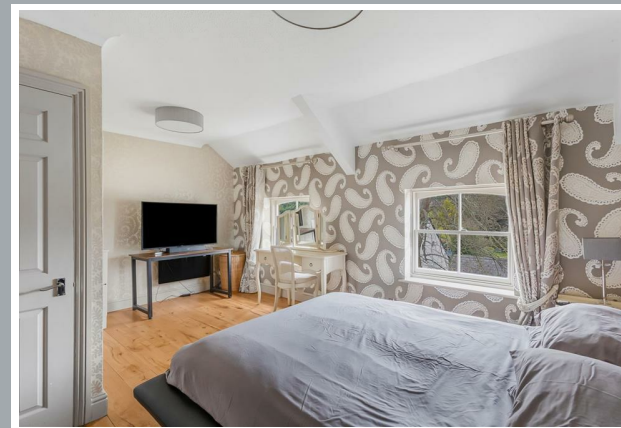
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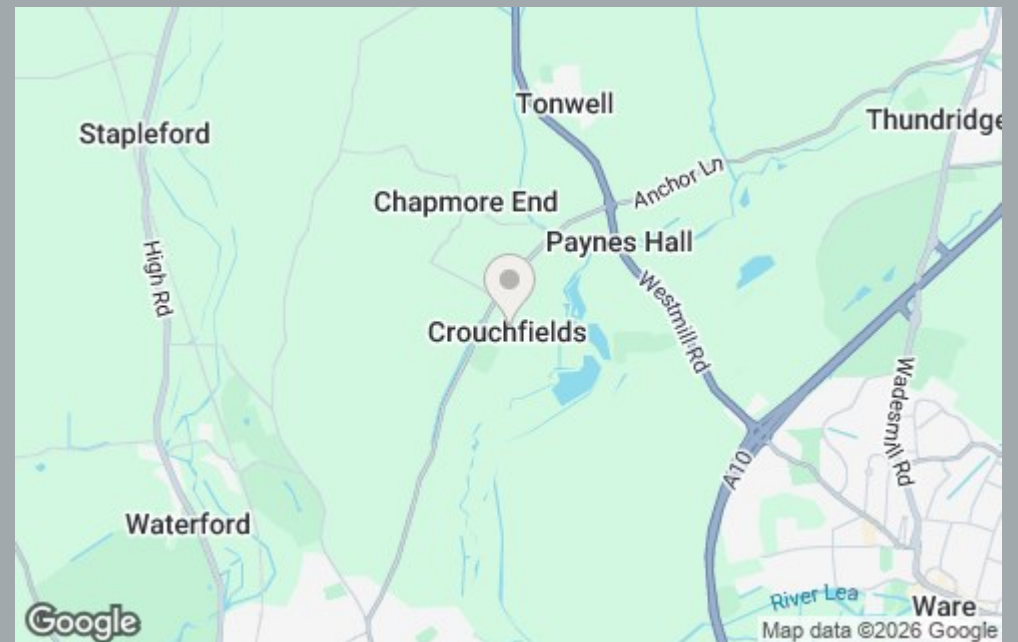
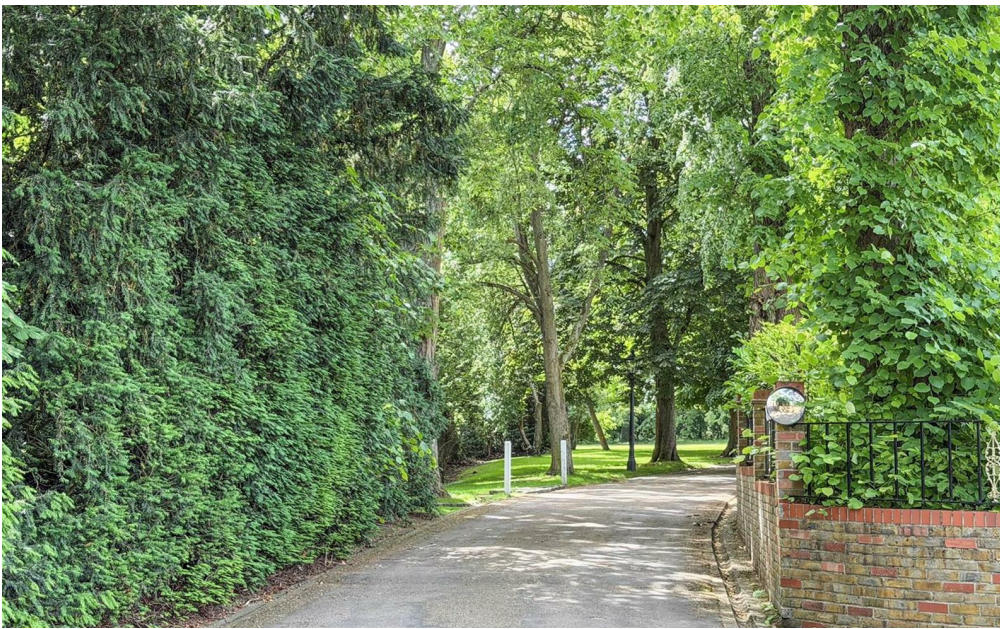
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**Approximate Gross Internal Area 1461 sq ft - 135 sq m**

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

Second Floor Area 487 sq ft – 45 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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