



Interior Designed Re-Modelled House

Off Street Parking and Garage

**Detached Garden Studio with Fifth Bedroom
Mezzanine and Bathroom**

**Four Double Bedrooms all with unique En-
suites**

**Outstanding Rear Family room and Bespoke
Kitchen**



**1 Hazeldown Villas High Road
Ware, SG11 1AE**

**Offers in Excess of
£975,000**

The owners have meticulously redesigned and re-modelled the house over the last two years and the finished product is visually outstanding. The vendors provided us a list of the specification below: Please refer to the floor plan for room sizes and lay out. 2,397 Sq ft High Specification throughout Hand made Shaker style Kitchen and centre island with all built in German appliances. Quartz Silestone Solid 30mm worktops Beautiful high end décor throughout Buster & Punch designer door furniture and toggle light switch fittings throughout Victorian solid Marble Fireplaces Bespoke black resin herringbone style wood floorings to hallway, morning room and dining room Villeroy & Boch sanitary ware to all bathrooms Mandarin Stone high quality tiles throughout all bathrooms and Cosentino ceramic marble vein effect slabs to main bathroom walls Lefroy & Brooks sanitary ware and towel warmer/ radiator to Master Bathroom Upgraded luxury inset ceiling lighting with diming facilities Visio dual aspect gas fired Fireplace with auto start feature located to main bedroom and bathroom. Walk in wardrobe and fitted cupboards to Master bedroom Wood panelling throughout. Original – Re Conditioned Cast Iron Black Radiators throughout Under floor heating to kitchen and garage Shaker style Laundry with large Butler sink and 30mm Quartz worktop. Cat 6 wired to all rooms Pre-wired for CCTV & Alarm systems. Pre-wired for electric Sliding gate system New Triple glazed Sash opening windows throughout Full back to beams Restoration, extension and loft conversion. Garage with Hormann – electric door lift and remote. Artisans of Devises - Blandford Limestone Tumbled Stone Floor Tiles to kitchen, garage and terrace areas. Large Crittall look bi-fold doors from living room/ kitchen to terrace areas 3 Arched display area with shelving and backlit LED lighting Bespoke Black Crittall doors to dining room. Large pyramid glass roof feature with electrically operated opening window and LED back lit glow lighting Purpose built BBQ Station linked to mains Gas and Entertainment area with outside fridge/ prep Landscaped garden – ‘La Canche’ separate Range Gas Oven (Negotiable separately) Separate Furniture & Light Fittings (Negotiable separately)

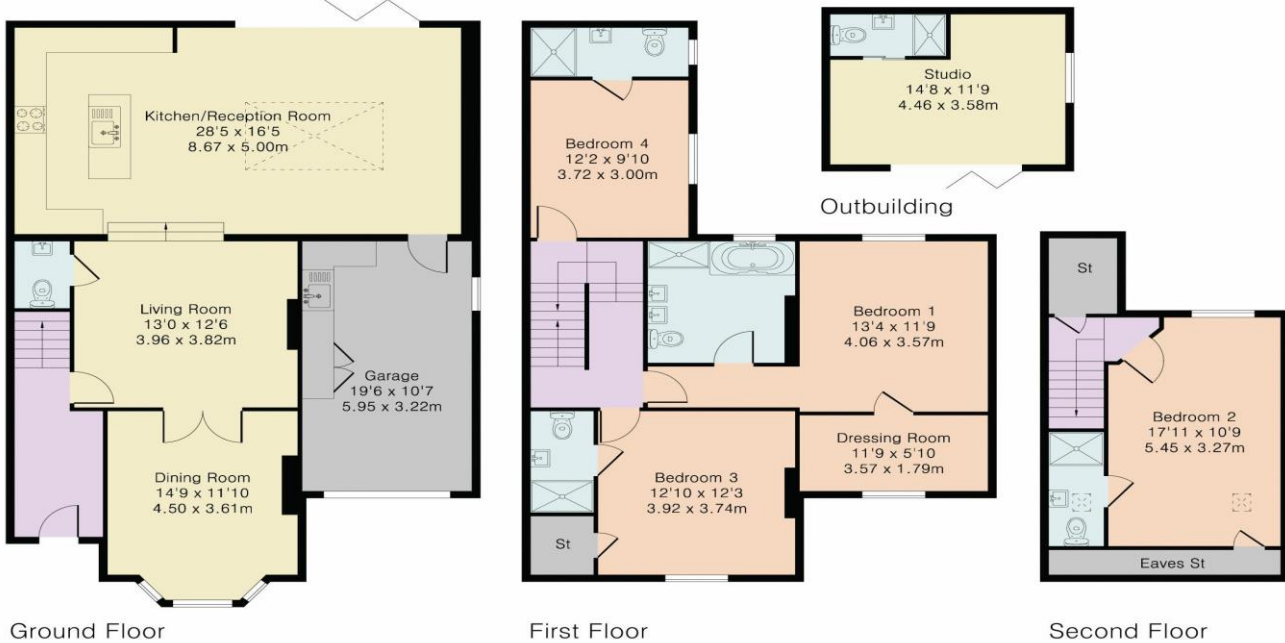
Approximate Gross Internal Area 2397 sq ft - 223 sq m

Ground Floor Area 1140 sq ft – 106 sq m

First Floor Area 827 sq ft – 77 sq m

Second Floor Area 258 sq ft – 24 sq m

Outbuilding Area 172 sq ft – 16 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.



Energy performance certificate (EPC)

1 Hazeldown Villas High Road High Cross WARE SG11 1AE	Energy rating	Valid until:	31 March 2035
	D	Certificate number:	2885-3048-2207-1425-4204

Property type	Semi-detached house
Total floor area	185 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy / rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.