



 Steven Oates

Hay Street, Braughing, Ware
£3,500 pcm

Steven Oates are pleased to offer for rent this exceptional single storey stable conversion which has undergone a complete renovation and is located at the end of a private drive. The stylish character home offers flexible accommodation which includes 4/5 good size bedrooms, a family bathroom & en-suite shower room. The living accommodation comprises of a living room, conservatory, a large kitchen/diner and a separate utility room and rest room. In addition to the main house, there is a detached annexe/studio complete with gym and shower room. The gardens surround the house with tree line borders and an automated gated driveway providing parking for numerous vehicles. Offered part-furnished





Approximate Gross Internal Area 2457 sq ft - 228 sq m

Ground Floor Area 1886 sq ft – 175 sq m

Annexe Area 571 sq ft – 53 sq m

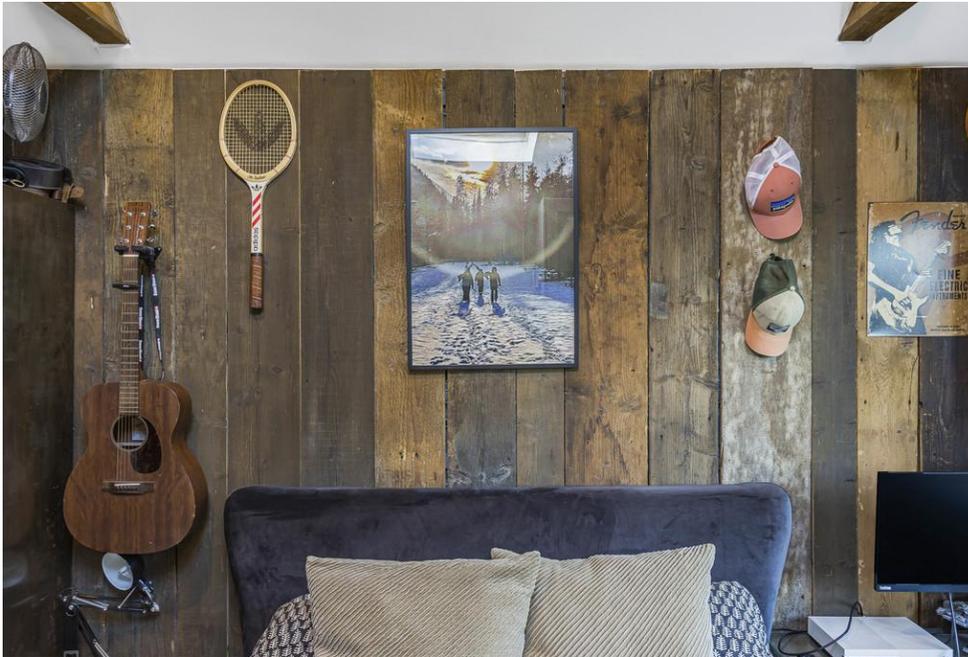


Annexe

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.