

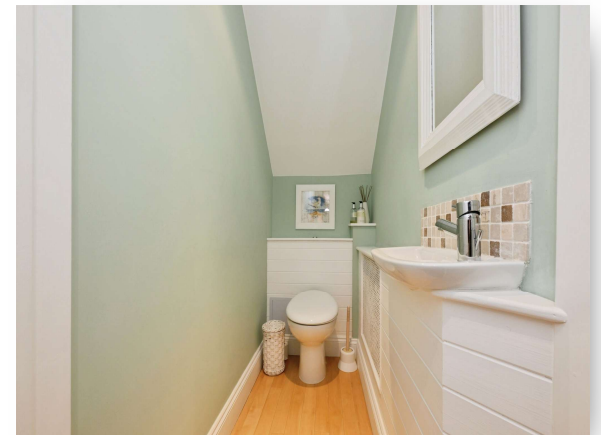
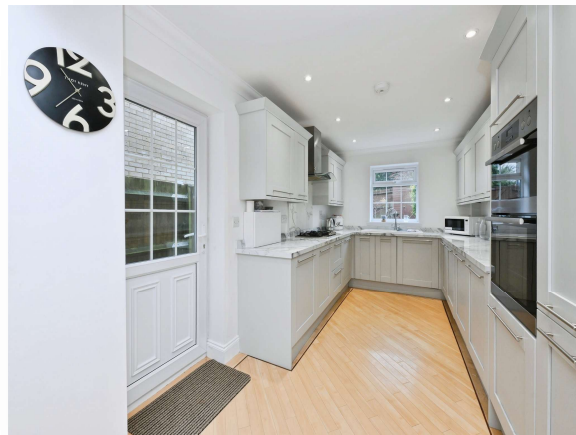


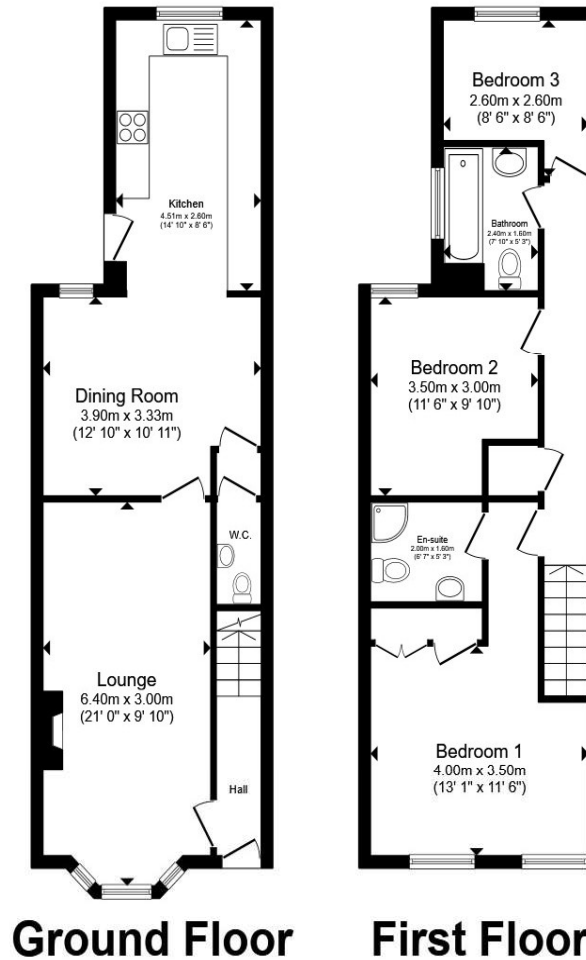
**Musley Hill, Ware SG12 7NL**

**welcome to**

**Musley Hill, Ware**

An immaculately presented three bedroom family home, being sold CHAIN FREE. Benefitting from living room leading on to spacious and open kitchen/dining room, downstairs WC, with family bathroom updated and additional en-suite off of the principal bedroom. Private rear garden with gated parking.





Total floor area 97.5 m<sup>2</sup> (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Lounge

21' max x 9' 10" max ( 6.40m max x 3.00m max )

### Hall

### Dining Room

12' 10" max x 10' 11" max ( 3.91m max x 3.33m max )

### Kitchen

14' 10" max x 8' 6" max ( 4.52m max x 2.59m max )

### Downstairs Wc

### First Floor

### Bedroom 1

13' 1" max x 11' 6" max ( 3.99m max x 3.51m max )

### En-Suite

### Bedroom 2

11' 6" max x 9' 10" max ( 3.51m max x 3.00m max )

### Bedroom 3

8' 6" max x 8' 6" max ( 2.59m max x 2.59m max )

### Bathroom

### Rear Garden

welcome to

## Musley Hill, Ware

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OPEN KITCHEN/DINER
- GATED PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WRE107852 - 0006

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