



SIMPLY HOMES

Ware Road

Widford SG12 8RL



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Summary:

Simply Homes are delighted to bring to the market this beautiful four bedroom, three bathroom bungalow in the charming Hertfordshire village of Widford. This delightful property is simply bursting with elegance, style and sophistication, employing inspired design to bring perfectly proportioned living space alongside some unusual and fabulously creative features. All of the bedrooms and the family bathroom are intelligently located in a private wing of the house, with a guest cloakroom accessible from the main hallway perfectly placed for family and visitors. The house sits unobtrusively within the glorious countryside that surrounds it, with the clever layout making the absolute best of the stunning views across the arable farmland to the rear and on to the distant woodland beyond. Glazed double doors open directly into the rear garden from two of the bedrooms and the lounge, whilst the fabulous kitchen/dining/family room opens out onto the rear patio through a huge set of four panel folding doors.

Accommodation:

This is an extremely attractive and appealing property, exhibiting throughout the premium quality design, materials and craftsmanship that have clearly been invested in it, and this begins as one approaches from the roadside. A neat entrance welcomes you into the large expanse of driveway with parking for a great many cars, that sweeps around the lawn across the full frontage of the property. Square cut hedges and decorative fencing enclose the substantial front grounds, which boast a nice lawn, neat flower borders across the front of the house and a painted garden shed.

Set into a decorative timber supported porch with solid tiled roof, the solid wood front door opens into a light bright entrance hall with an appealing line of sight though the glazed double doors into the lounge, and on into the garden beyond. From here the hallway runs left past the conveniently placed guest cloakroom to the study/office and then meets a door leading to an inner hallway serving the bedrooms and family bathroom. This is a clever and entirely suitable way to ensure the necessary privacy for these rooms. A sound solution which is not always so effectively delivered in other single storey properties.

The lounge is a lovely room, full of natural daylight and superb views out across the garden thanks to the glazed double doors and adjacent windows that virtually fill the back wall. Nicely positioned at the centre of the house and well connected inside and outside through the two sets of glazed double doors, this is a room of good size and proportion, endowing it with plenty of opportunity to be used as best suits you. Undoubtedly a great lounge, it would also make a superb gym, separate formal dining room, craft room/studio, or a substantial business hub if a large work from home space was required.






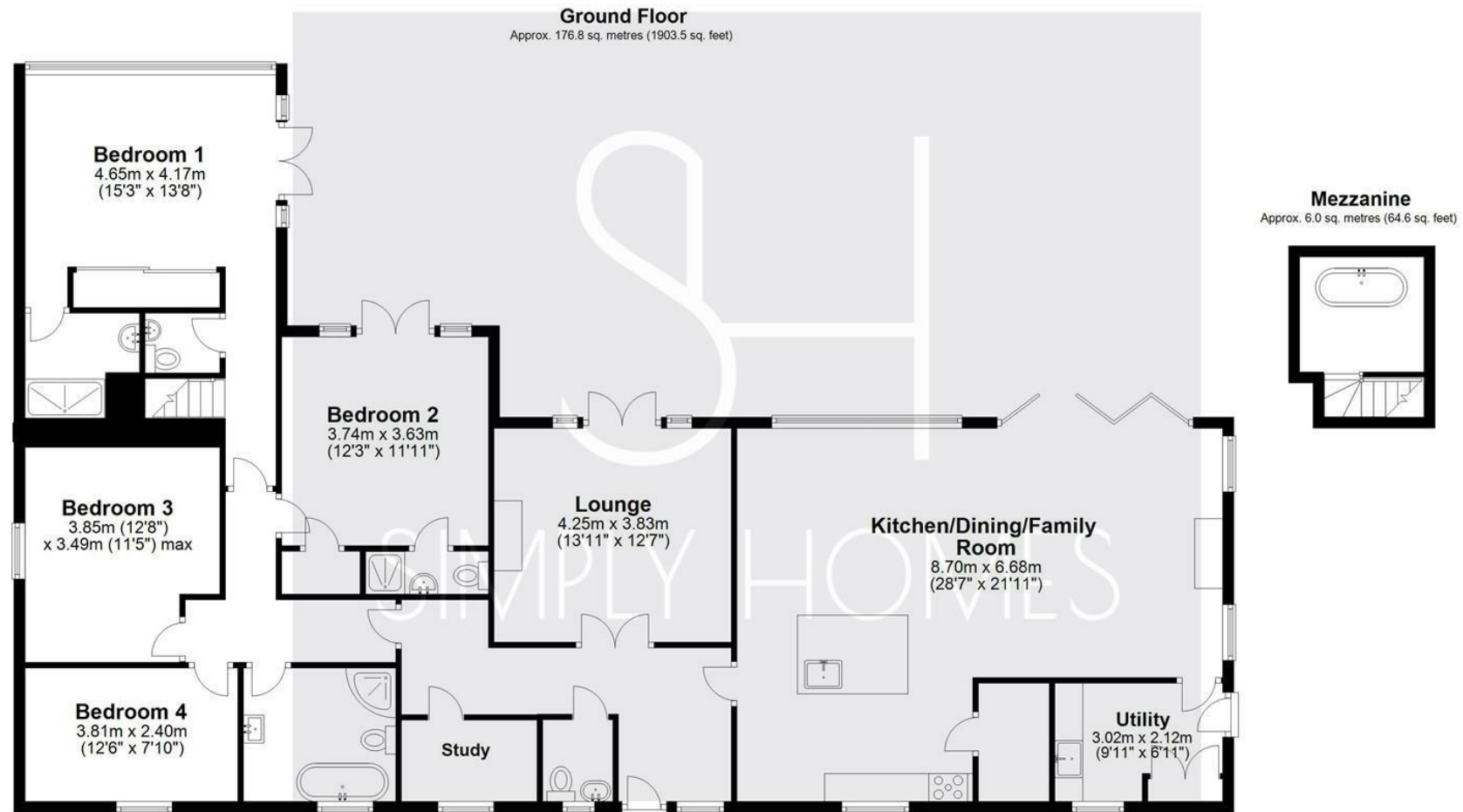






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		





Total area: approx. 182.8 sq. metres (1968.2 sq. feet)







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