



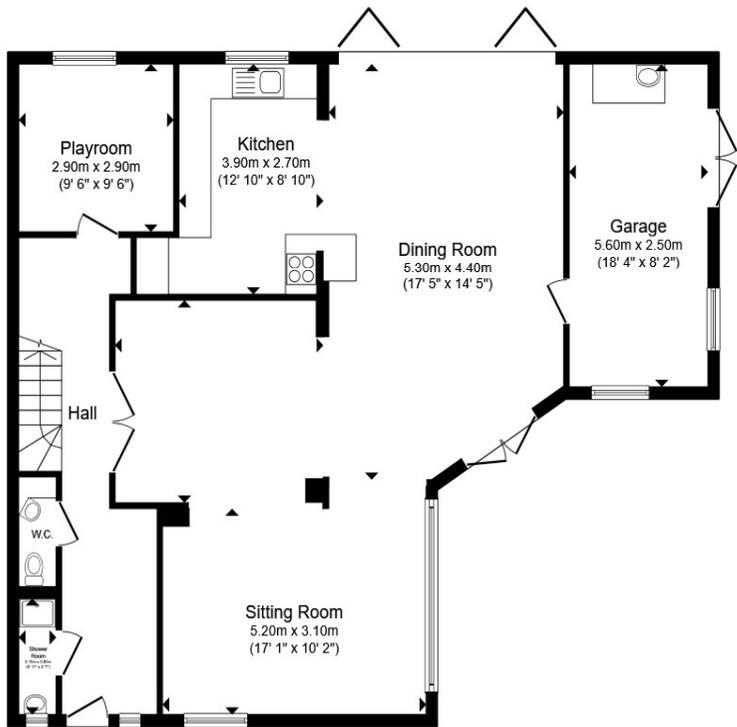
Greengate Abbots Lane, Widford Ware SG12 8RT

welcome to

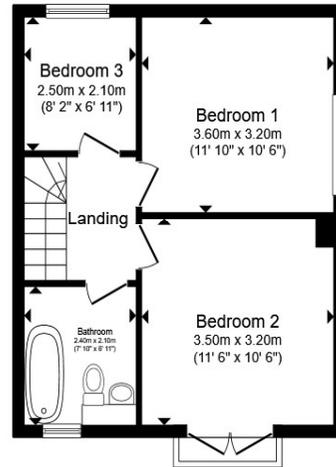
Greengate Abbotts Lane, Widford Ware

Welcome to a secluded Country home that truly delivers: modern open-plan living, flexible spaces, and a private, unoverlooked garden — all set within the charm of Widford village. Whether you're seeking a family retreat or a stylish countryside residence, this property is ready to welcome you.

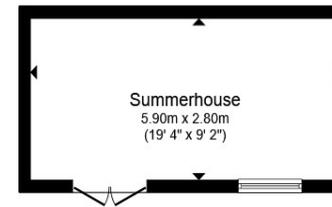




Ground Floor



First Floor



Outbuilding

Total floor area 174.9 m² (1,883 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



Ground Floor

Sitting Room

17' 1" max x 10' 2" max (5.21m max x 3.10m max)

Dining Room

17' 5" max x 14' 5" max (5.31m max x 4.39m max)

Playroom

9' 6" max x 9' 6" max (2.90m max x 2.90m max)

Kitchen

12' 10" max x 8' 10" max (3.91m max x 2.69m max)

Garage

18' 4" max x 8' 2" max (5.59m max x 2.49m max)

First Floor

Bedroom 1

11' 10" mx x 10' 6" max (3.61m mx x 3.20m max)

Bedroom 2

11' 6" max x 10' 6" max (3.51m max x 3.20m max)

Bedroom 3

8' 2" max x 6' 11" max (2.49m max x 2.11m max)

Bathroom

Exterior

welcome to

Greengate Abbotts Lane, Widford Ware

- Village Location
- Contemporary Kitchen with Integrated Appliances
- Bifold Doors to Un-Overlooked South-Easterly Aspect Garden
- Off Road Parking for Several Vehicles
- Additional Reception - Ideal for Playroom or Study

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107812



Property Ref:
WRE107812 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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