

The Rest Dassels
Ware, Hertfordshire SG11 2RW
£2,650





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The Rest is a well-presented detached Victorian family home sensitively modernised accommodation arranged over two floors, cleverly combining the amenities of modern living with period features including high ceilings and some original fireplaces.

The ground floor accommodation flows from a welcoming entrance hall and comprises a generous lounge with sash windows, shutters, wood panelling and feature open plan fireplace, a spacious family room with feature fireplace with woodburning stove, a well-proportioned playroom and a ground floor cloakroom/WC.

The ground floor accommodation is completed by a spacious kitchen/dining room offering a range of wall and floor units with central island, quartz worktops, a range oven, several built-in appliances, space for a table for more informal dining and Bi-folding doors to the rear garden.

On the first floor the property offers four generous bedrooms, together with a spacious family bathroom with freestanding bath and separate walk-in shower.

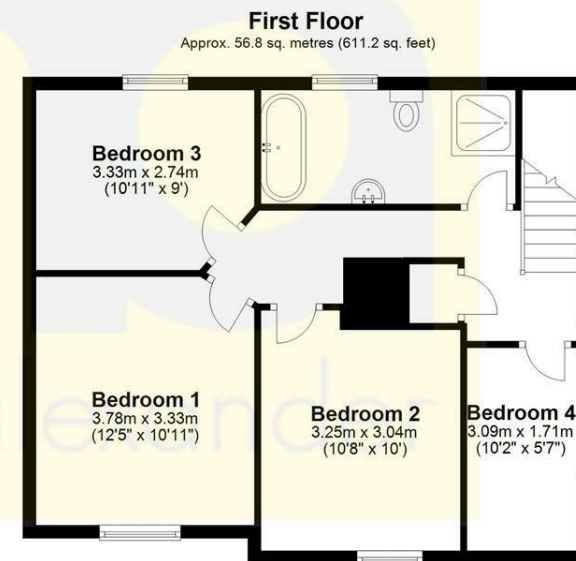
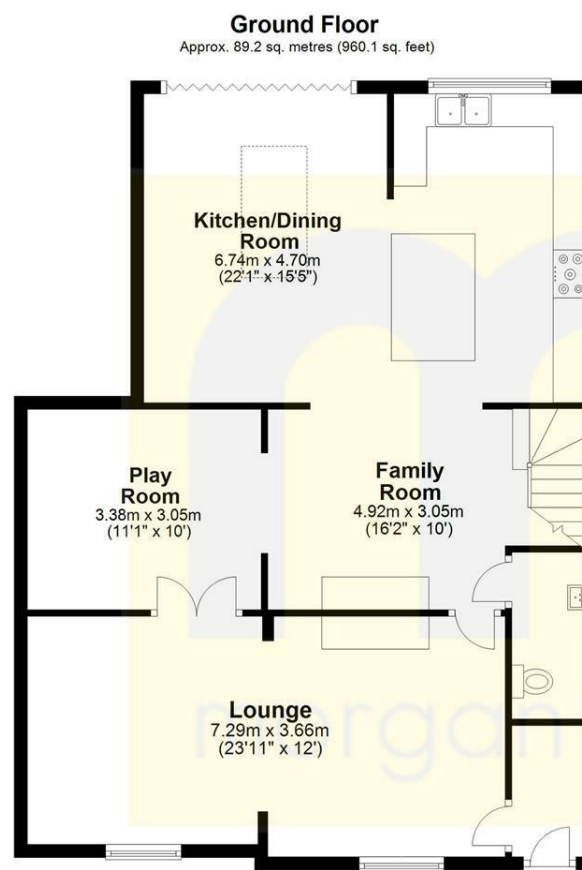
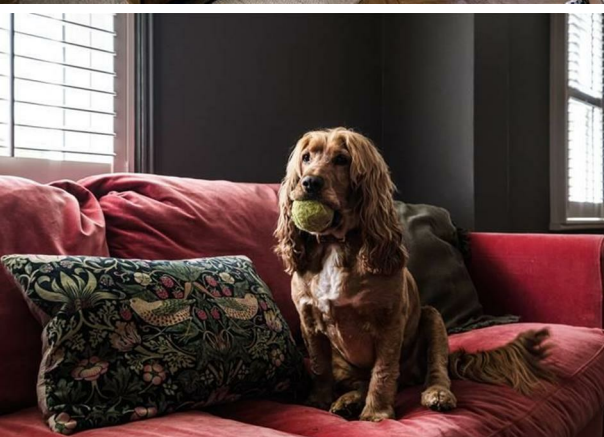
Nice touches in the property include the beautifully styled and decorated interiors, wooded floors and the double-glazed windows throughout.

The property is approached over a gravelled driveway providing private parking for multiple vehicles and access to the garage.

To the rear, the well-maintained large family garden is laid mainly to level lawn with a decked terrace leading out from the kitchen and a children's play area to the rear.

Dassels is Close by to the sought-after village of Braughing, which is a short drive from the major towns of Bishops Stortford, Ware and Hertford, both of which provide access to London by train in just 45 minutes. Its desirability as a place to live is evidenced by Braughing being named 'Village of the Year, Hertfordshire' in 2012."





Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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