

**Newlands 16 Myddleton Road
Ware, Hertfordshire SG12 9JT
Offers in excess of £1,399,995**

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You enter the property via double oak entrance doors into an impressive reception hall that enjoys Rhodesian teak parquet flooring, woodburner, built-in storage cupboard, feature bay window to front and staircase to the first floor. The reception hall provides access to the guest cloakroom, home office and a reception room which also offers views to the front and parquet flooring.

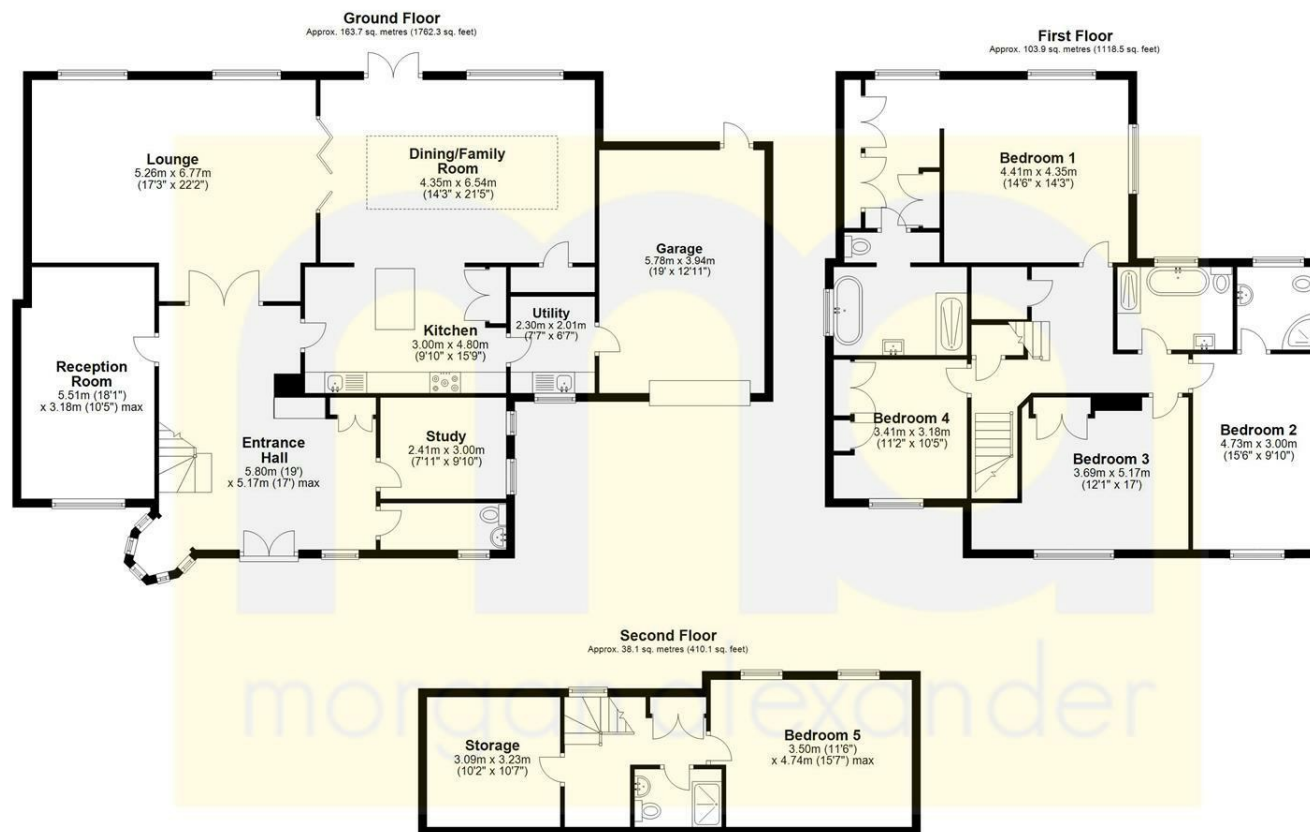
The lounge features double doors leading off the hall, views of the garden and bi-folding glazed doors through to the dining/ family room.

The open plan kitchen/ dining/ family area is the hub of the home, making both a wonderful entertaining and practical family space. The kitchen area offers built-in cupboards, granite work surfaces, modern appliances and access to the utility room. The utility room has window to the front, built-in units, granite work surfaces, spaces for appliances, under floor heating and door to the garage.

The dining/ family room is a bright space with large roof lantern, windows overlooking the garden, built-in storage cupboard, under floor heating and French doors to the garden.

The first-floor accommodation is a fine feature of this home offering a master bedroom suite with dressing area and en-suite shower room warmed by under floor heating. There is a guest bedroom with en-suite facilities, two further bedrooms of a good size and a recently fitted family bathroom.





Total area: approx. 305.7 sq. metres (3290.9 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, 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.

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