

Birch House Stanstead Road
Ware, SG12 8FF
Guide price £735,000





Birch House Stanstead Road Ware, SG12 8FF

Built with an exacting attention to detail with a luxury specification for modern family living throughout, The Cotts is a detached, three bedroom, two bathroom family house with two spacious reception rooms and around 1656 square feet of accommodation over two floors.

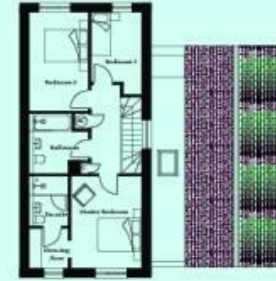
The Cotts enjoys a spacious family/dining room with an engineered oak floor open-plan to its luxury fitted kitchen. Sliding doors lead off the back of the house to the rear terrace and west facing garden and the separate living room to the front aspect is of a good size benefitting from its feature log burner fireplace.

Upstairs the master bedroom suite has its own dressing area leading to a luxury ensuite shower room and the two further bedrooms share the high specification family bathroom.





The Cott



GROUND FLOOR

Kitchen	4240mm x 3210mm	13'9" x 10'5"
Living Room	5270mm x 4320mm	17'2" x 14'1"
Day Room	5270mm x 3670mm	17'2" x 12'6"
Utility	3100mm x 1750mm	10'2" x 5'7"

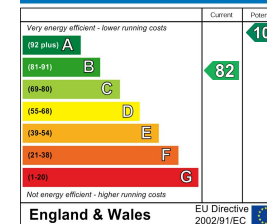
FIRST FLOOR

Master Bedroom	4320mm x 3210mm	14'1" x 10'5"
Bedroom 2	4620mm x 3800mm	15'1" x 9'1"
Bedroom 3	3650mm x 2380mm	12'0" x 7'8"
TOTAL AREA		1,636 sq ft

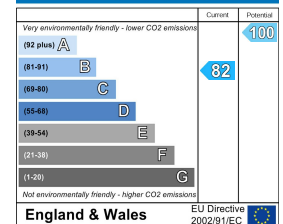
AO - Airing Cupboard C - Cloakroom

Room sizes are for registered measurements only and may not be precise due to the way the room is measured. Dimensions are not intended to be used for building work. Total area has been supplied in line with RICS data collection guidance.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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