

**11 Courtyard Mews**  
**Ware, Hertfordshire SG12 0PW**  
**Offers in excess of £635,000**

**ma**  
morgan alexander







## 11 Courtyard Mews Ware, Hertfordshire SG12 0PW

Forming part of this Victorian conversion and situated in the idyllic and tranquil countryside surroundings of Chapmore End, bordering both Hertford and Ware is this stunning four bedroom mews house offering 1.457 SQFT of beautiful accommodation.

Having recently gone under a refurbishment programme to most rooms by the current owner, this property providing stunning living space, striking decorative details and volumes of natural light with its dual aspect sash windows.

Set within communal grounds which are beautifully kept with well landscaped gardens, a sweeping driveway leads you to the front of the property with views over The Dell. The property enjoys a West facing garden area to the front which is a great place to sit and relax, with easy access to the communal grounds.

The ground floor offers an impressive entrance hallway with tiled flooring, which leads to bedroom four and bathroom. Double doors open in to the stunning open-plan kitchen/dining room with a range of fitted units, central island, built-in appliances and wooden flooring.

The first floor is a real feature of the property offering a gorgeous living room with impressive views and wooden flooring. The luxury shower room has been designed to offer a modern style suite with walk-in double shower. Bedroom two is a good size with plenty of space for a bed and wardrobes.

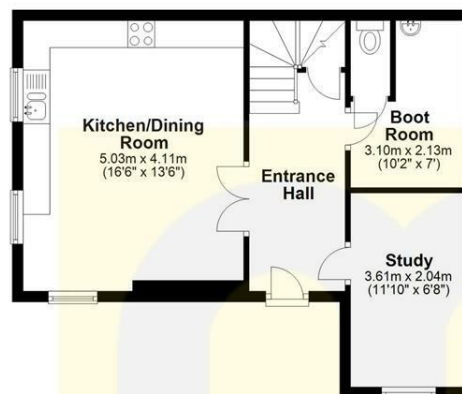
The second floor enjoys wonderful views from the dual aspect. The light, bright master bedroom suite offers plenty of space for wardrobes and a en-suite shower room. Bedroom three offers dual aspect, with the circular window being a real feature.







**Ground Floor**  
Approx. 45.2 sq. metres (486.2 sq. feet)



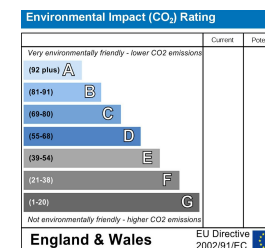
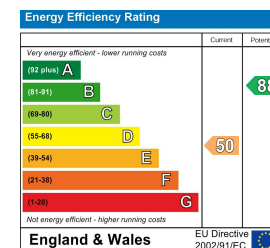
**First Floor**  
Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 135.4 sq. metres (1457.9 sq. feet)

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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.

**Second Floor**  
Approx. 45.1 sq. metres (485.6 sq. feet)



# 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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