

Westwood 4 Hull Lane
Ware, SG11 2PF
Guide price £750,000





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Nestled on a delightful 0.25-acre plot in the idyllic village of Braughing, this detached bungalow offers countryside living at its finest. Hull Lane, a sought-after no-through road, provides the perfect balance of peace and convenience, with countryside walks, local village pubs, and easy access to nearby towns, making this property an exceptional opportunity.

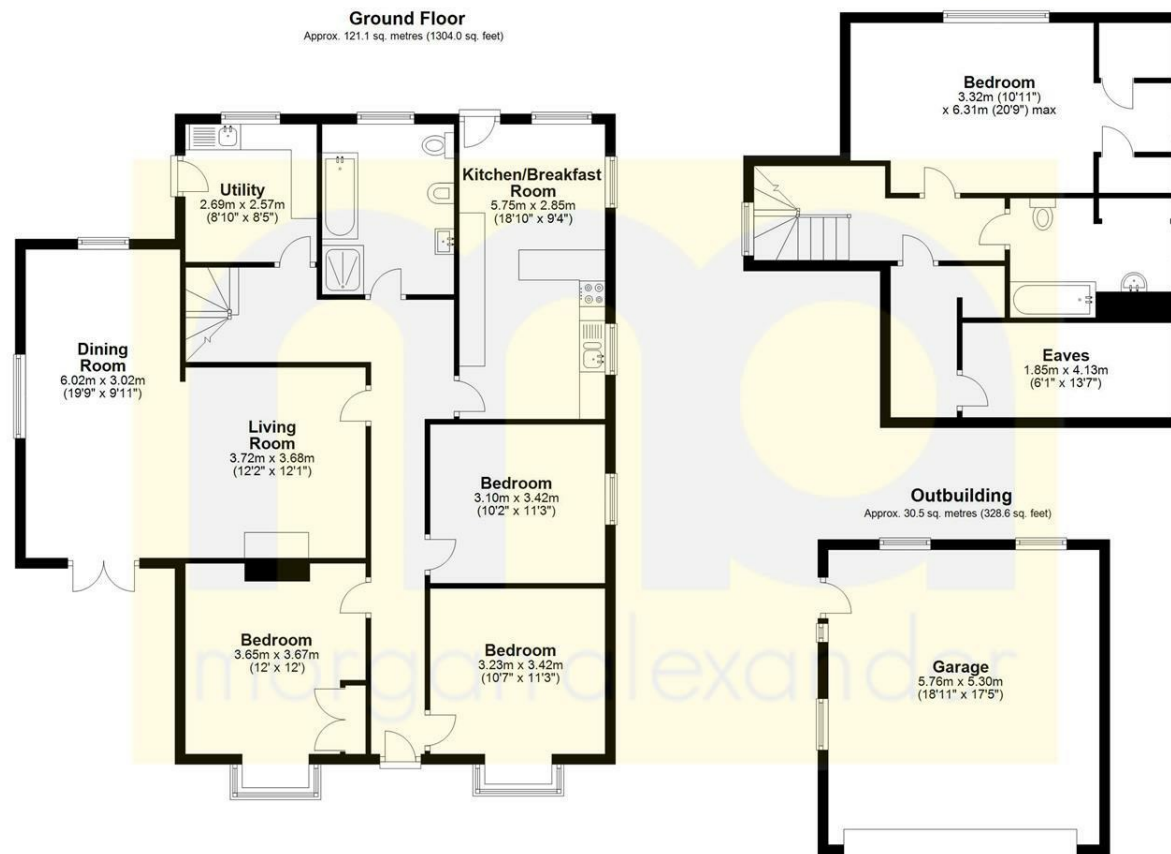
Key features:

- 1744 sq ft of predominantly ground-floor accommodation
- Versatile layout with 4 bedrooms
- Spacious living room with wood burner and French doors opening to the garden
- Generous kitchen/diner and separate utility room
- Large driveway leading to a detached double garage
- Beautiful gardens extending to three sides, with a timber summerhouse and additional outbuildings

Accommodation Highlights:

The welcoming 29' long hallway leads to well-proportioned bedrooms on the ground floor, each bathed in natural light from charming bay windows. The living room offers a warm and spacious retreat, featuring a wood burner and views of the gardens. The kitchen/diner is





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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