

18 Courtyard Mews
Ware, SG12 0PW
Guide price £400,000





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This elegant home blends period character with modern comfort, offering direct garden access, beautiful decorative details, and abundant natural light through dual-aspect sash windows and French doors.

A sweeping driveway leads to the central courtyard, enhancing the property's picturesque setting. The south-facing communal garden at the rear provides a peaceful retreat. Inside, the hallway leads to a cloakroom WC, while the bright lounge/dining room overlooks the gardens. The front-facing kitchen features fitted cupboards, worktops, and appliance spaces.

Upstairs, two well-appointed bedrooms each enjoy en-suite facilities, with the principal bedroom offering an en-suite bathroom and the guest bedroom featuring an en-suite shower.

The meticulously maintained shared gardens offer a tranquil escape with a BBQ area, marquee, and stereo system for social gatherings. The property benefits from two allocated parking spaces plus ample visitor parking.

Chapmore End is a delightful hamlet with a welcoming village atmosphere, featuring a charming duck pond and a renowned country pub. Despite its rural feel, Hertford and Ware are close by, providing excellent shopping, dining, and transport links into London.

There is a annual service charge of £1,800

This is a rare opportunity to own a unique home in an exceptional setting.





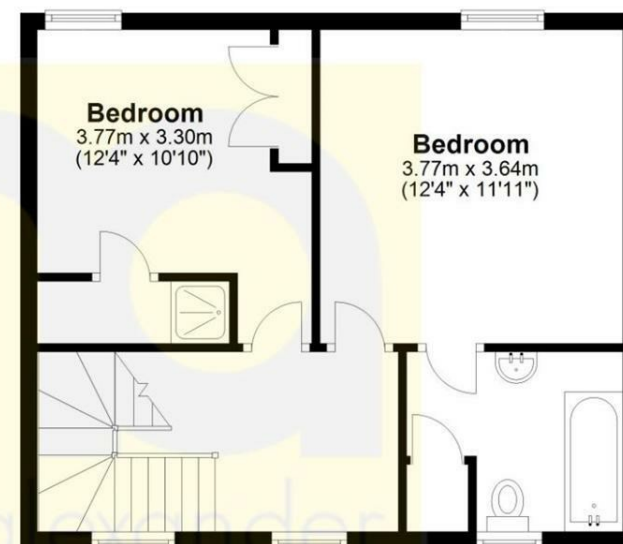
Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 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.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| | Potential | | 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 | | 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 | |
| | Current | | Current |
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| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

PROPERTY MISDESCRIPTIONS ACT 1991

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