

98 Watton Road  
Ware, SG12 0AY  
Guide price £500,000

**ma**  
morgan alexander





## 98 Watton Road Ware, SG12 0AY

### Ground Floor

Step into the welcoming dining room, where a bay window bathes the space in natural light, and a feature fireplace with built-in cabinetry to the chimney breast adds elegance and practicality. From here, stairs rise to the first floor, while a discreet cloakroom/WC adds everyday convenience.

The property then opens into a stunning kitchen/breakfast/living area — a true showpiece of the home. This open-plan space features a central island unit, fitted units with integrated appliances, and carefully chosen design touches, including a casement window overlooking the garden, a skylight, and French doors that connect indoor living with the landscaped rear garden beyond.

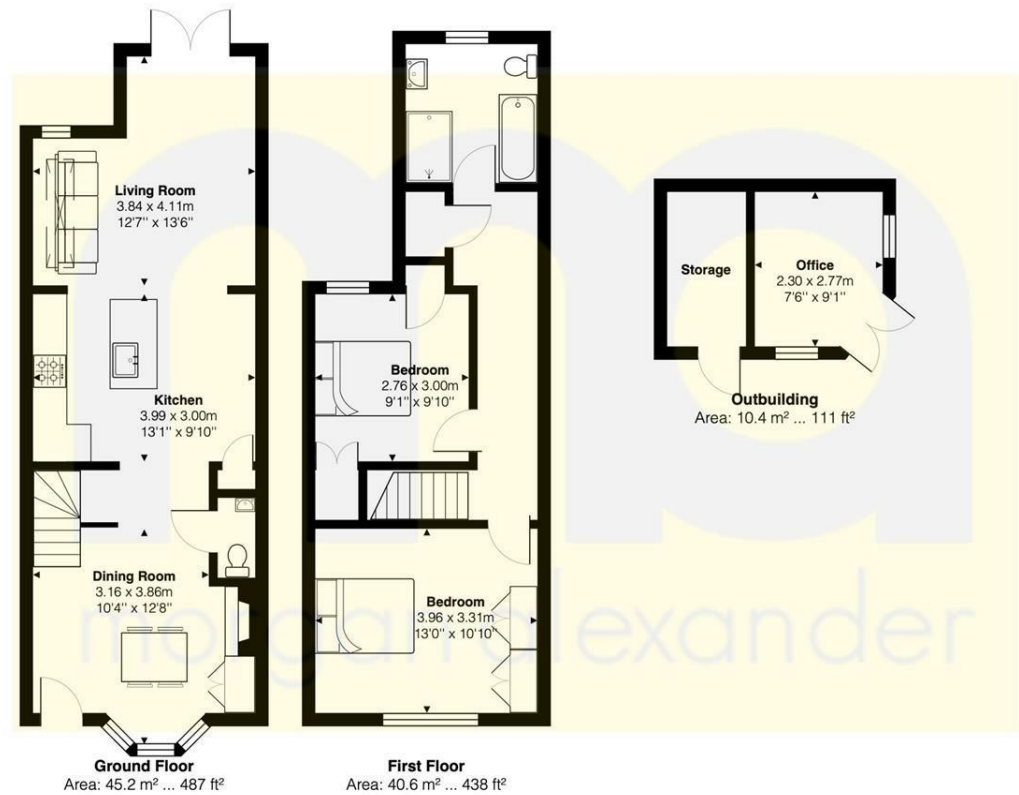
### First Floor

Upstairs, a spacious landing leads to the principal bedroom at the front of the house, complete with built-in wardrobes. The guest bedroom to the rear also benefits from fitted storage, while the luxurious family bathroom features a bathtub and a separate walk-in shower, all finished to a premium standard.

### Exterior & Garden

The front garden is set behind a brick wall with railing and a Victorian-style tiled checkered pathway leading to the front door, offering a charming first impression.





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

#### PROPERTY MISDESCRIPTIONS ACT 1991

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