

**8 The Grange High Street
Ware, Hertfordshire SG11 1RH
Offers in excess of £340,000**

ma
morgan alexander





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Tucked away in a peaceful and well-connected village community, the property offers the perfect balance of character, comfort, and countryside surroundings. Thoughtfully designed and well maintained, the home boasts a private rear courtyard garden, allocated parking, and access to a landscaped communal garden—making it a fantastic choice for first-time buyers, downsizers, or investors alike.

Inside, you're welcomed by a spacious entrance hall with built-in storage, ideal for coats and everyday essentials, and cleverly incorporating a tumble dryer. The hall opens into a bright, open-plan kitchen and dining area, complete with fitted units, storage cupboard and a skylight that floods the room with natural light, and French doors that lead directly onto the rear garden—perfect for entertaining. At the front of the property, the cosy, well-proportioned lounge offers a comfortable retreat.

Upstairs, a generous landing with additional built-in storage and loft access leads to two double bedrooms and a large contemporary family bathroom. The service charge covers the cost of buildings insurance and any maintenance work to the structure, to this benefit, the bathroom window having just been replaced last year.

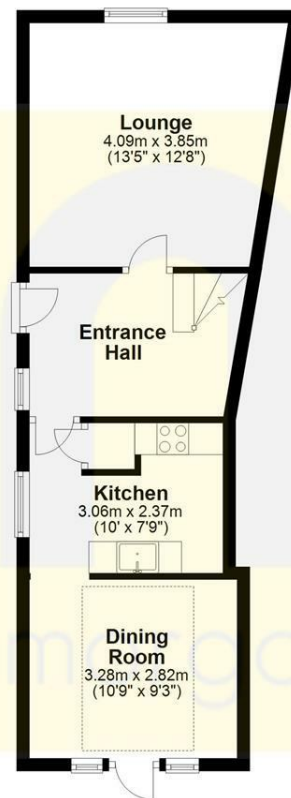
Externally, the private rear garden features a paved courtyard—ideal for summer dining—and leads out to the beautifully maintained communal gardens. The property also benefits from both side and rear access, offering added convenience. A communal shed available for bikes, bins, and garden care. One allocated parking space is located at the entrance of The Grange, with visitor parking available for guests.

Location, Situated in the heart of the picturesque village of Puckeridge, this home enjoys the tranquillity of the Hertfordshire countryside while being just a short walk from a wide range of local amenities.

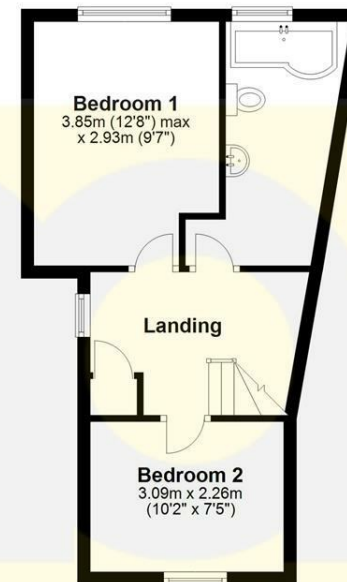




Ground Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 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		
	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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