

34 Youngsbury Lane
Ware, SG12 0TY
Guide price £489,995





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Tucked away in the heart of the idyllic village of Wadesmill, this nicely presented three-bedroom family home offers the perfect blend of countryside charm and modern convenience — and comes to the market chain free for the very first time in its 56-year history, having been cherished by the same owners since new.

Backing directly onto enchanting woodland and surrounded by rolling Hertfordshire countryside, this much-loved home enjoys a truly special setting — offering peace, privacy, and nature quite literally on your doorstep.

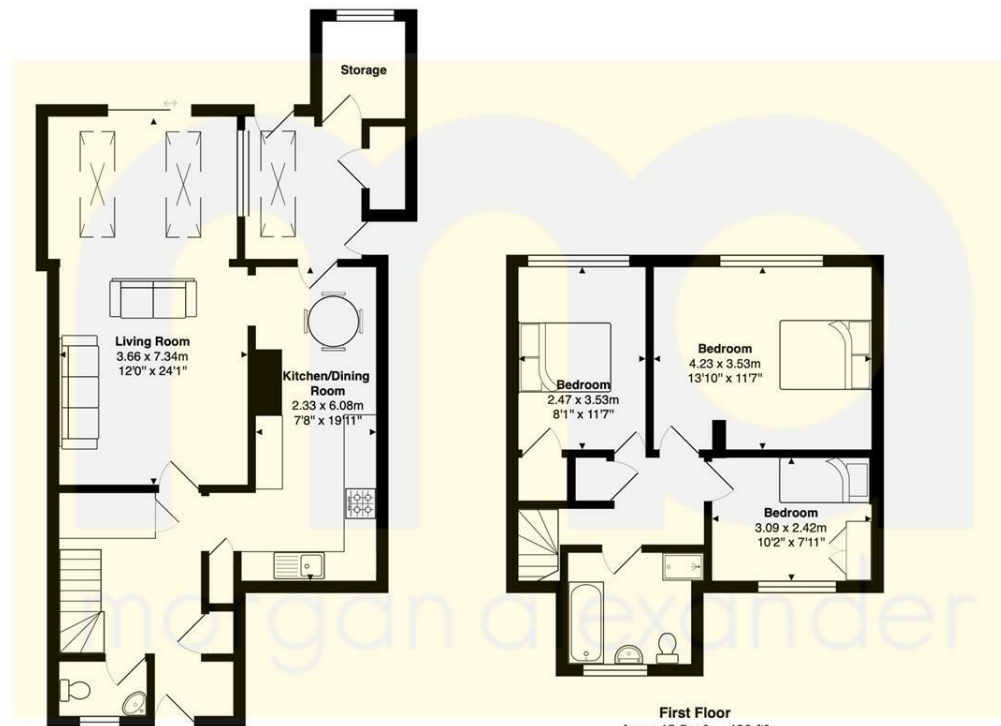
Set back from the road behind a mature frontage, the property enjoys a bright and tastefully finished interior, thoughtfully arranged over two floors and ideally suited for modern family life.

The welcoming entrance hall features built-in storage and a convenient downstairs cloakroom. To the front, a stylish kitchen/dining room is fitted with classic shaker-style units, providing ample worktop space and room for appliances. A glazed door leads to a handy utility area with skylight and direct access to the garden. There are also two good-sized storage cupboards.

At the rear, the extended living room benefits from two skylights and patio doors opening onto the garden, allowing natural light to flood in. A feature fireplace adds warmth and character to this inviting space.

Upstairs, a generous landing leads to three well-proportioned bedrooms and a modern family bathroom, all presented in a calming, neutral décor ready to move straight into.





Ground Floor
Area: 68.4 m² ... 736 ft²

First Floor
Area: 45.5 m² ... 490 ft²

Total Area: 113.9 m² ... 1226 ft²

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