

94 Watton Road
Ware, SG12 0AY
Guide price £550,000





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Morgan Alexander are pleased to introduce this Victorian residence ideally located just a short walk from Ware town centre and mainline station.

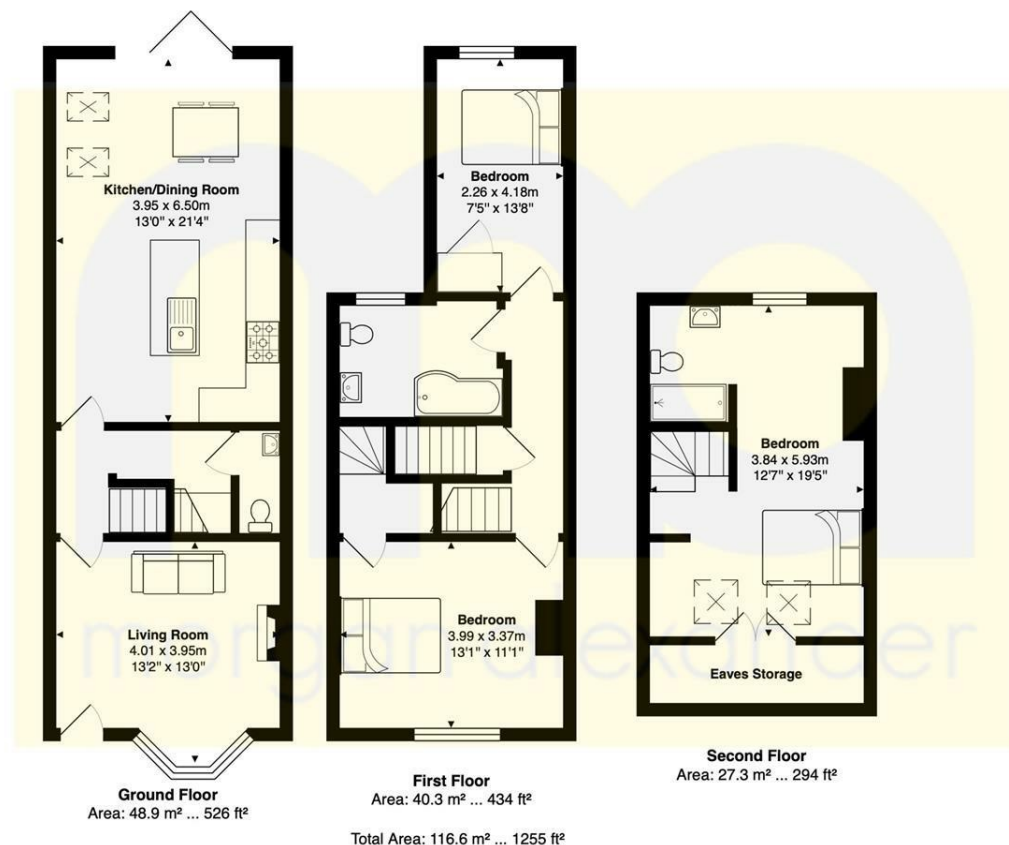
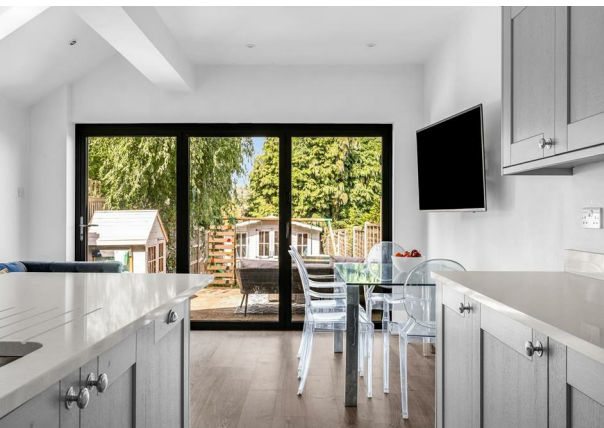
This elegant home spans three floors and has been finished to a high standard throughout. The ground floor features a welcoming formal living room to the front, complete with original features, while the rear of the property showcases a stunning open-plan kitchen/family room with bi-fold doors opening directly onto the landscaped rear garden—ideal for entertaining and everyday family life.

Further benefits on the ground floor include a cloakroom/WC and utility area, cleverly integrated to maximise functionality without compromising space or style.

Upstairs, the first floor offers two generous double bedrooms and a beautifully appointed family bathroom. The principal bedroom suite occupies the top floor and provides a luxurious retreat with en-suite shower room and ample natural light.

Positioned on the highly regarded Watton Road, the property is ideally placed for access to Ware's High Street, with its boutique shops, cafés, and restaurants. Ware Station is within walking distance, offering direct rail links to London Liverpool Street, while scenic walks along the River Lea and Priory Park are moments away.





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 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, mis-statement or use of data shown.
 Property marketing provided by www.matthewkyle.co.uk

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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
 Tel: 01992 248028
westley@morgan-alexander.co.uk