

22 High Street
Ware, Hertfordshire SG11 1RN
Guide price £350,000

ma
morgan alexander





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The accommodation comprises a cosy reception room with exposed timbers and sash window, leading through to a well-appointed kitchen/breakfast room with wood-effect flooring, wooden work surfaces, and a part-vaulted ceiling — all overlooking a private and West facing rear garden.

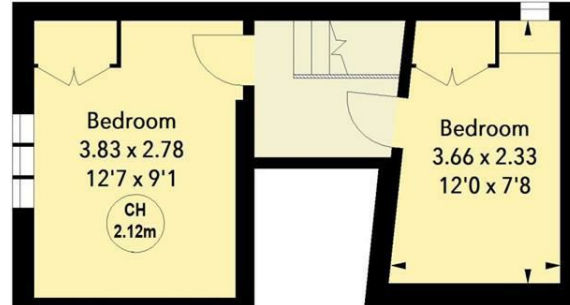
The inner hallway offers access to a stylish bathroom fitted with a contemporary suite, including a panel-enclosed bath with shower over, concealed cistern WC, and vanity unit. Upstairs, the first floor landing features exposed timbers and leads to two well-proportioned bedrooms, both with character details and useful built-in storage.

Externally, the garden is a particular feature of the property with a shingled seating area leading to a lawn with well-stocked borders and an outside tap. Set to the rear is a superb detached office/summerhouse, ideal for home working or creative pursuits, with power and lighting connected, and enjoying double doors opening onto the garden.

Puckeridge High Street itself offers a selection of local amenities including two public houses, a tearoom, general stores, and a doctor's surgery. The village also benefits from well-regarded primary and infant schools, a recreational ground, and a village hall. Excellent road connections via the A10 and A120 provide swift access to nearby towns including Ware (7.1 miles), Hertford (10 miles), and Bishop's Stortford (6.6 miles).

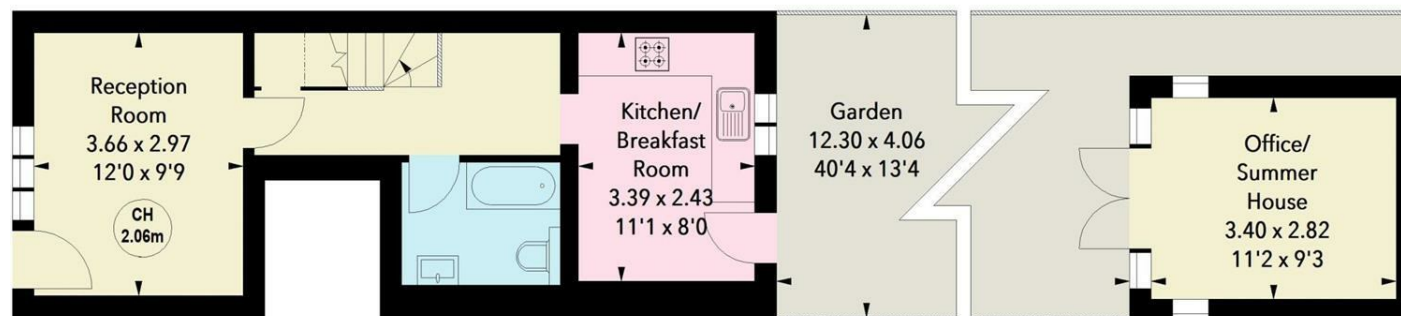
To arrange your viewing appointment, please contact Morgan Alexander at your earliest convenience.





First Floor
Approx. 23.32 sq m / 251 sq ft

Key :
CH - Ceiling Height



Ground Floor
Approx. 31.31 sq m / 337 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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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			England & Wales		
EU Directive 2002/91/EC			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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