

16 Thele Avenue  
Ware, SG12 8JB  
Asking price £699,995







## 16 Thele Avenue Ware, SG12 8JB

An extended four-bedroom semi-detached family home, offering beautifully presented accommodation tailored to modern living, located off Hunsdon Road. This great size property boasts a lovely rear garden providing a perfect blend of comfort and outdoor space.

Upon entering the property, you are welcomed into an entrance hall with staircase to the first floor.

The front-facing dining room is an inviting space, featuring views to the front and double doors through to the living room. Kitchen/dining room has been thoughtfully designed to create an ideal space for family life and entertaining. The kitchen is fitted with an extensive range of wall and base units, plenty of worktop space, a breakfast bar and space for appliances. This area flows seamlessly into the dining room and a door leads you through to the utility room with access to WC.

To the rear of the property is a large living room with sliding patio doors leading to the garden.

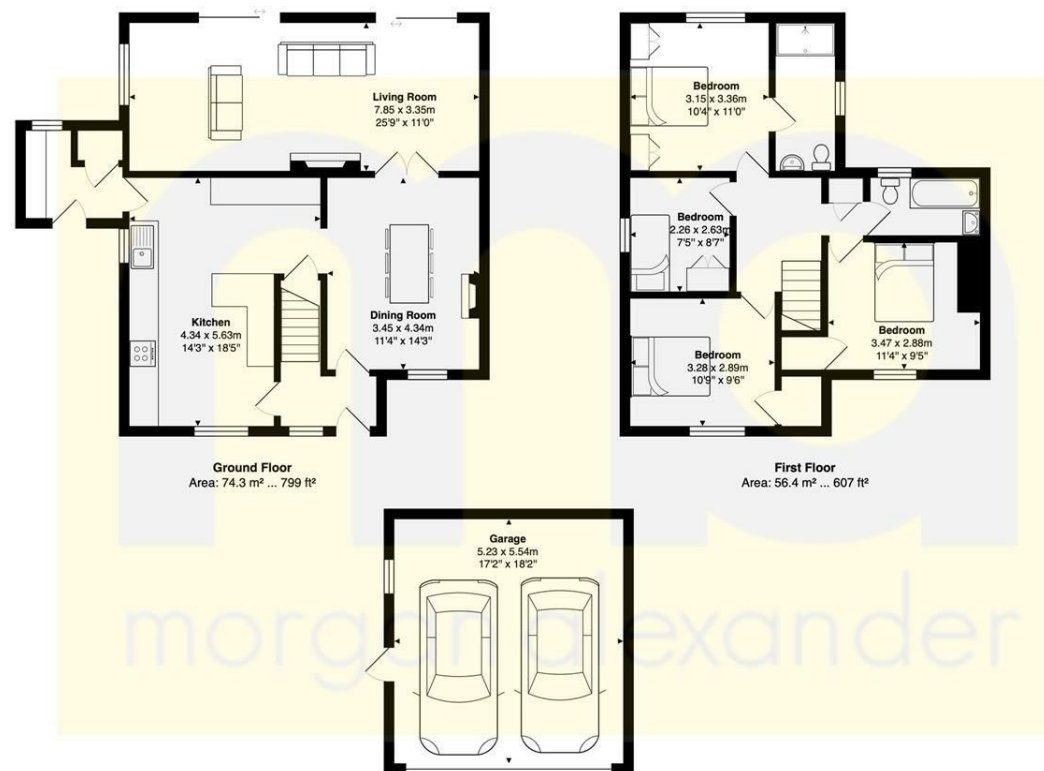
Upstairs, the first-floor landing leads to master bedroom with en-suite shower room, three further bedrooms and a bathroom.

Externally, the property benefits from a well-maintained rear garden, with a useful summer house with power and Tv point, and off-street parking to the front, complete with a detached double garage.









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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



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