

13 The Pastures  
Ware, SG12 0XT  
Guide price £419,995

**ma**  
morgan alexander





## 13 The Pastures Ware, SG12 0XT

The bright and spacious accommodation begins with a welcoming open-plan lounge/dining room, featuring wood flooring, a front aspect window, and convenient under-stairs storage. The space flows seamlessly into a luxuriously fitted kitchen, complete with quartz worktops, mirrored splashbacks, Bosch integrated appliances, and a stylish breakfast bar. A Velux skylight and stunning bi-fold doors fill the space with natural light, opening directly onto the landscaped rear garden.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms – the principal bedroom with built-in wardrobes and a front aspect, and a second bedroom overlooking the rear garden with its own storage. A luxury shower room completes this level, featuring a walk-in shower, vanity unit with inset basin, concealed cistern WC, and chrome towel rail, all set against elegant tiled finishes.

The rear garden has been tastefully landscaped for low-maintenance living, boasting a paved seating area, raised planters, and a rear gate leading to an allocated carport space. The gated front garden adds to this property's charming kerb appeal.

Ideally positioned within easy reach of Ware's vibrant market town centre, this home offers a wealth of boutique shops, pubs, restaurants, and leisure facilities. Excellent transport links include fast and frequent rail services to London Liverpool Street and easy access to the A10, making it perfect for commuters.

This is a truly turnkey home, blending contemporary finishes with a highly desirable location.



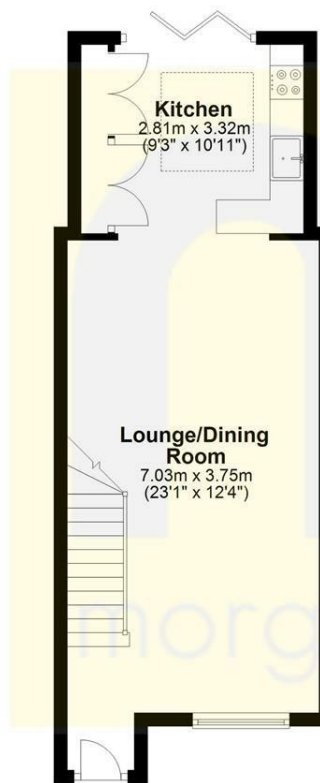
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THE PASTURES



## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 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, mis-statement or use of data shown.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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