

23 Watton Road
Ware, SG12 0AA
Asking price £500,000





23 Watton Road Ware, SG12 0AA

Morgan Alexander are delighted to offer for sale this exceptional two/three bedroom terraced home, perfectly situated in the heart of Ware Town. Forming part of a stunning maltings conversion, this unique residence offers a seamless blend of character, charm, and contemporary style, delivering versatile living spaces arranged over multiple floors.

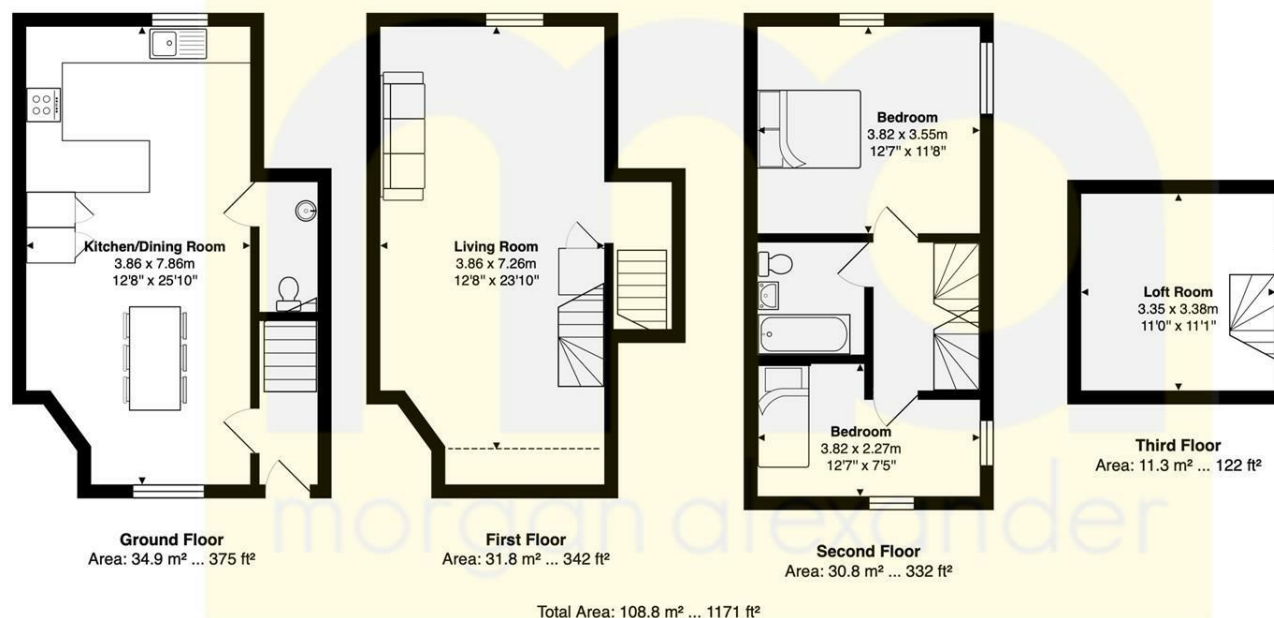
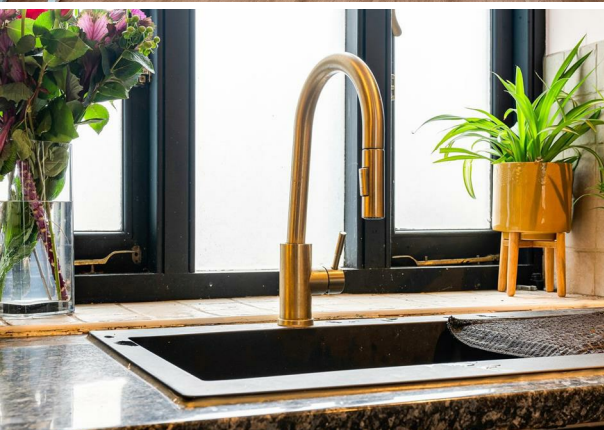
On the ground floor, you are welcomed into a beautifully presented open-plan layout that effortlessly connects the spacious family area with a large kitchen/diner. This thoughtfully designed space is ideal for entertaining or relaxing, and the addition of a ground floor cloakroom enhances day-to-day convenience.

The first-floor lounge is a real standout feature of the property, showcasing original beams, exposed brickwork, and a striking mezzanine level that brings added depth and light to the room. This space exudes warmth and character, creating the perfect setting for cosy evenings or hosting guests.

Upstairs, there are two generously sized bedrooms offering peaceful and private retreats. In addition, the loft room presents a flexible space, ideal for use as a home office, studio, or even an additional reception room, adapting effortlessly to suit a variety of lifestyle needs. The family bathroom is finished to a high standard, providing a calm and stylish space for rest and relaxation.

This home also benefits from off-street parking and is presented in excellent decorative order throughout, retaining a host of original features that have been carefully preserved and enhanced with modern finishes.





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, miss-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