

11 Garland Road
Ware, SG12 7BH
Guide price £600,000

ma
morgan alexander





11 Garland Road Ware, SG12 7BH

Retaining a classic façade, the property has been thoughtfully improved to a high specification throughout, creating a deceptively spacious family home arranged over three floors.

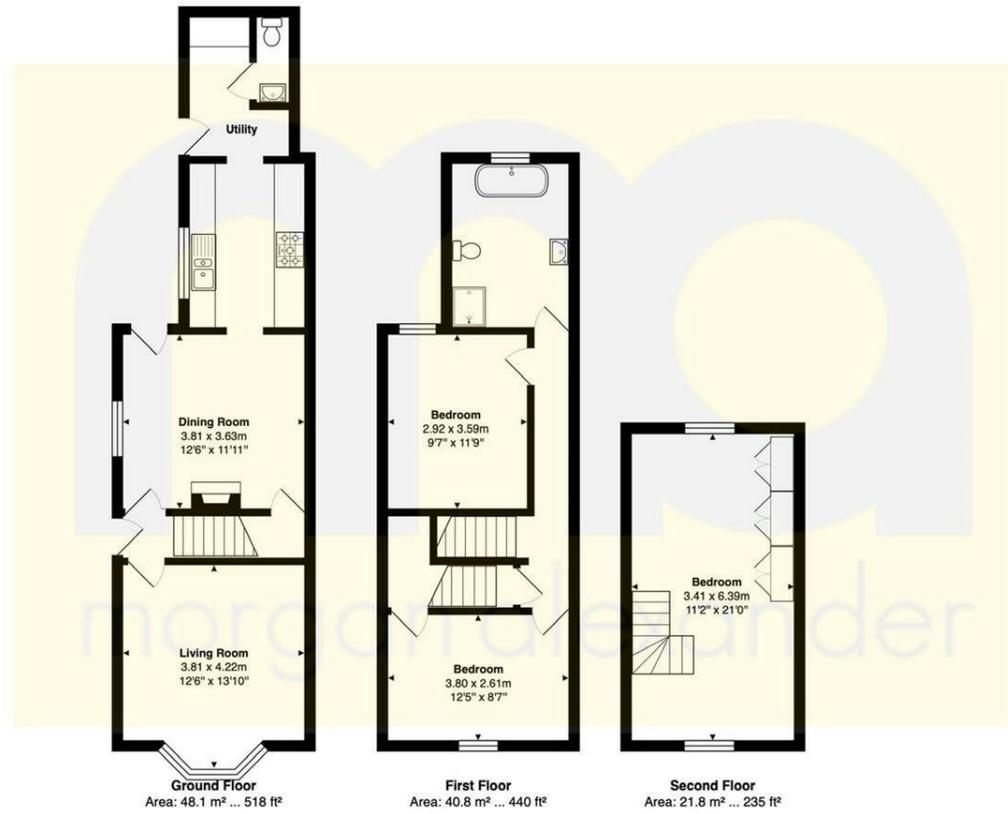
The accommodation is rich in character, with high ceilings, wooden flooring and heritage-style details throughout. Double glazed heritage sash windows with gold-finish fittings feature across the property, enhancing both comfort and authenticity.

A welcoming entrance hall with glazed detailing allows natural light to flow through the ground floor, complemented by a staircase runner adding a subtle period touch. To the front of the property is an elegant living room featuring a bay window with bespoke made-to-measure shutters and wooden flooring.

To the rear is a dining room with matching bespoke shutters, wooden flooring and a decorative feature fireplace, retained purely as a character focal point. Glazed doors open onto the garden, allowing natural light to flow seamlessly in. Useful under-stairs storage is also accessed from this space.

The kitchen is well fitted and flooded with natural light via a side window. It offers a range of wall and base units, breakfast bar seating, space for appliances including an American-style fridge freezer, and direct access into a separate utility room. The utility provides space for both a washing machine and tumble dryer, with doors leading to a ground floor WC and the rear garden.





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