

11 Wicklands Road
Ware, SG12 8PD
Guide price £865,000

ma
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11 Wicklands Road Ware, SG12 8PD

The long gravel drive sweeps across the front of the property, creating a strong sense of arrival. Landscaped frontage and driveway offer excellent kerb appeal, generous off street parking and EV charging. A smart porch leads into a welcoming hall with wooden flooring, under stair storage, cloakroom/WC and stairs to the first floor.

From the hall, you enter a superb open plan living space used as both lounge and playroom. Dual aspect windows and wood flooring create a bright, flexible family area. Bi folding doors connect to the dining room, while a separate door leads into the kitchen.

The kitchen is designed for modern family life and entertaining, with quartz worktops, breakfast bar, integrated appliances and sleek tiled flooring. Side windows and bi folding doors flood the room with light and open onto the terrace and garden. The kitchen flows into the dining room, complete with skylight and further bi folding doors, forming the heart of the home.

The ground floor also includes a home office, utility room and highly practical boot room. Bedroom five and a contemporary shower room sit in this section, creating an ideal annexe, teenage suite, relative's accommodation or potential work from home space.

Upstairs are four well proportioned bedrooms, a family bathroom and an additional shower room, offering excellent flexibility for growing families.

Solar panels with battery storage improve energy efficiency and reduce running costs.

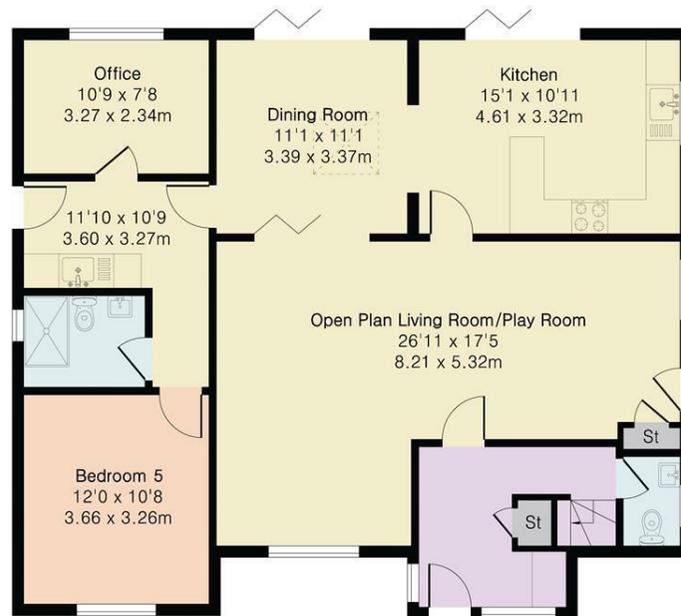




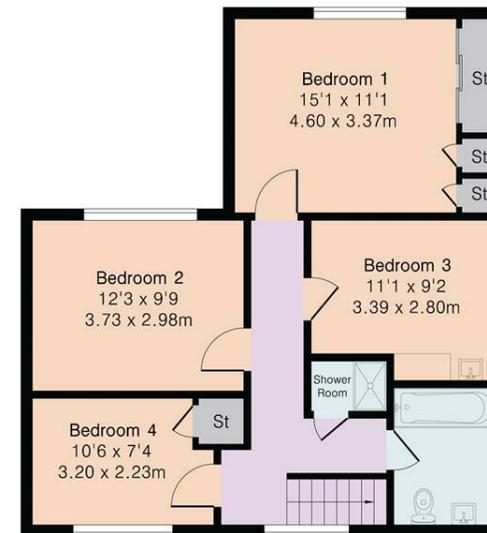
Approximate Gross Internal Area 1811 sq ft - 168 sq m

Ground Floor Area 1168 sq ft – 108 sq m

First Floor Area 643 sq ft – 60 sq m



Ground Floor



First Floor

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