

25 Friars Road
Ware, SG11 2NN
Guide price £800,000





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The approach immediately impresses. A landscaped carriage driveway finished in block paving provides generous parking and access to the garage, framing the property perfectly and creating an attractive frontage.

The entrance hall is welcoming and practical, with access to a cloakroom/WC, a useful built in storage cupboard and a separate utility room with door to the side garden. The layout has been thoughtfully designed for day to day family life.

The living room is a lovely size and flows naturally into a large conservatory garden room, a superb additional reception space that makes the most of the garden views and provides direct access outside. The kitchen breakfast room is equally impressive, fitted with a range of cupboards and units and offering ample space for a table. Windows and a door open onto the garden, and there is an easy connection through to the formal dining room, ideal for entertaining or a playroom.

Upstairs, the sense of light and space continues. The landing features a window to the front with open views across fields, a reminder of the home's enviable setting. The main bedroom benefits from built in wardrobes and an en suite shower room. A guest bedroom also enjoys built in wardrobes and its own en suite. Two further double bedrooms, one a double and one a single, both with built in wardrobes, are served by the family bathroom.

The wrap around garden is a true highlight and has clearly been lovingly maintained. Extending from the conservatory, the garden offers excellent privacy with mature, well stocked flower beds, a generous lawn, and a sunken seating area to the rear. A raised garden pond creates an attractive focal point, and a gate provides direct access to the allotments behind, adding to the semi rural feel that makes this home so appealing.

A wonderful family home in an exceptional village setting, combining views, space and privacy in equal measure.





Approximate Gross Internal Area 2073 sq ft - 192 sq m (Excluding Garage)

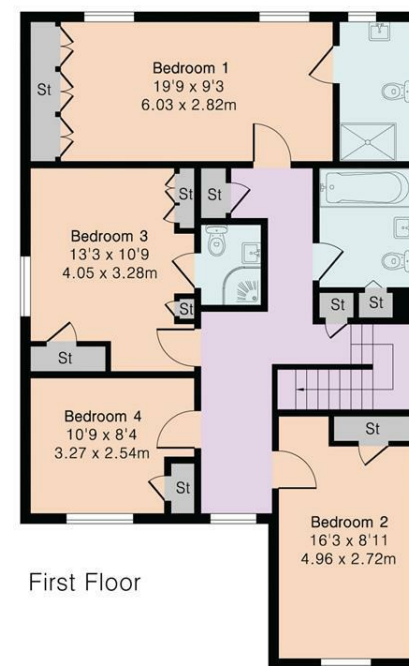
Ground Floor Area 1186 sq ft – 110 sq m

First Floor Area 887 sq ft – 82 sq m

Garage Area 80 sq ft – 7 sq m



Ground Floor



First Floor

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



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