

165 Musley Hill  
Ware, SG12 7NR  
Guide price £650,000





## 165 Musley Hill Ware, SG12 7NR

Set back behind enclosed fencing with a neat frontage and driveway parking, the property immediately offers both kerb appeal and practicality.

A welcoming entrance hall includes a cloakroom WC. To the front, the extended living room is a bright and impressive space, featuring a classic bay window, additional side window and wooden flooring. French doors open into the dining room, allowing for either open plan flow or more defined entertaining.

The dining room continues the wooden flooring, with stairs rising to the first floor, useful understairs storage and a natural link through to the kitchen. The layout is efficient and well balanced, making full use of the footprint.

The kitchen is well fitted with a comprehensive range of wall and base units and generous work surfaces. A side window brings in natural light, while a door provides direct access to the rear garden, making it a practical and family focused space.

On the first floor, the main bedroom benefits from built in wardrobes, with the second bedroom also offering storage. The family bathroom is fitted with a modern suite, including both a bath and separate shower.

The top floor has been converted to create a superb principal suite with velux windows and fitted wardrobes. This level also includes a contemporary shower room and a separate study, ideal for home working or as a nursery.



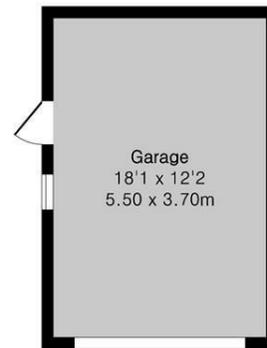
# Approximate Gross Internal Area 1140 sq ft - 106 sq m (Excluding Garage)

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 360 sq ft – 33 sq m

Second Floor Area 286 sq ft – 27 sq m

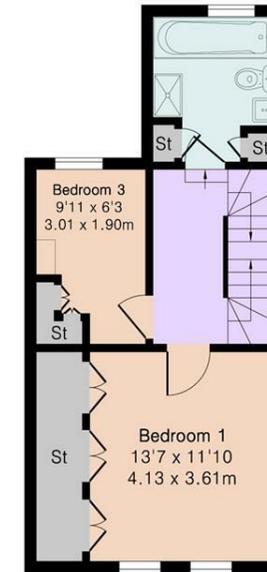
Garage Area 219 sq ft – 20 sq m



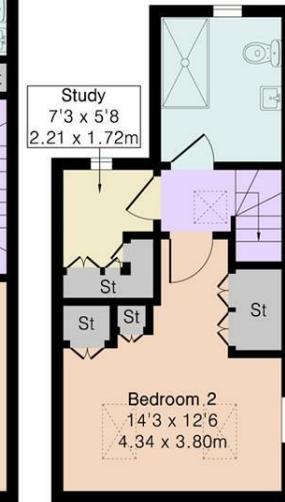
Garage



Ground Floor



First Floor



Second 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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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