

95 Watton Road  
Ware, SG12 0AT  
Guide price £699,995





## 95 Watton Road Ware, SG12 0AT

This is a home that has clearly been improved with intent. Every alteration feels considered, resulting in a layout that works as well day-to-day as it does for entertaining. There remains further potential to extend to the side, subject to the usual consents, giving the next owner room to grow if needed.

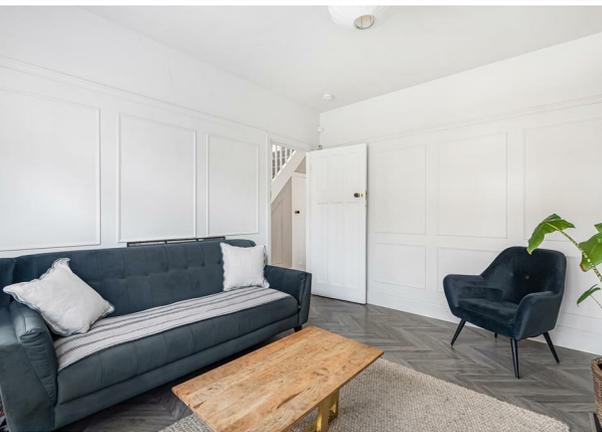
The standout feature is the impressive kitchen/dining/family room to the rear. This is a genuinely sociable space, centred around a substantial island and finished with Quartz worktops and a full range of integrated appliances. The attention to detail is evident, from the herringbone flooring and built-in dining bench to the Velux windows and bi-folding doors that open directly onto the garden, drawing in excellent natural light throughout the day. The space flows seamlessly into a comfortable family area, ideal as a more relaxed sitting room or play space.

To the front, the living room provides a more formal retreat, complete with a bay window overlooking the street, a fitted log burner, and bespoke cabinetry set into the chimney recesses.

The entrance hallway is bright and welcoming, leading through to a practical utility room with direct garden access, something that proves its worth quickly in a busy household.

Upstairs, the first floor offers a generous guest bedroom with bay window and built-in storage, alongside two further bedrooms and a well-appointed family bathroom featuring both a bath and separate walk-in shower. The loft has been converted to create an excellent principal suite, with fitted wardrobes and a smart, shower room.





**Approximate Gross Internal Area 1404 sq ft - 131 sq m**

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 463 sq ft – 43 sq m

Loft Room Area 340 sq ft – 32 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.

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