

88 Watton Road
Ware, Hertfordshire SG12 0AY
Guide price £525,000

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This beautifully presented three bedroom Victorian home combines period character with refined contemporary design. Behind the attractive façade, the property offers a thoughtfully updated interior finished to a high standard, with features including wooden flooring, cast iron fireplaces and carefully considered design details throughout.

The ground floor opens into a bright and spacious open plan living and dining room, ideal for both everyday living and entertaining. A bay window fills the room with natural light, while a striking cast iron fireplace set within an exposed brick chimney breast forms an attractive focal point. Built in cabinetry adds both character and practical storage, and double doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The accommodation flows through to a stylish upgraded kitchen fitted with contemporary units, integrated appliances and tiled splashbacks. Wooden flooring continues through the space, while a window and door provide direct access to the garden. To the rear is a useful utility area incorporating a ground floor cloakroom and WC.

Upstairs, the first floor offers a generous principal bedroom with a charming cast iron fireplace and space for wardrobes. Two further bedrooms provide flexible accommodation for family living, guests or home working. The family bathroom is finished to a high standard and includes a bath with shower over.

Externally, the property enjoys excellent kerb appeal with a front garden set behind a traditional brick wall and railings, and a Victorian style tiled pathway leading to the front door. The landscaped rear garden provides several seating and entertaining areas including a paved

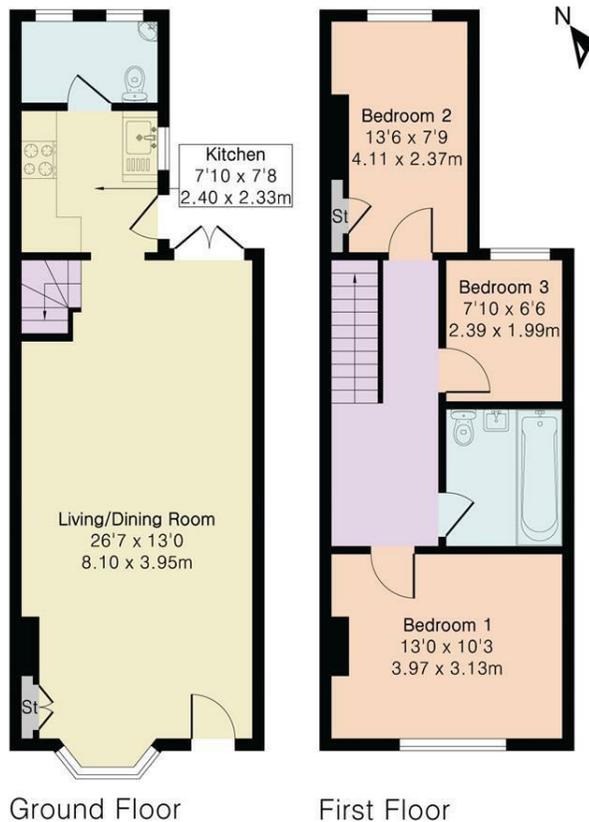




Approximate Gross Internal Area 898 sq ft - 83 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 446 sq ft – 41 sq m



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.

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