

41A High Street
Ware, SG12 8NJ
Guide price £725,000

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The ground floor is centred around a superb dual-aspect living room, a particularly inviting space featuring a striking brick fireplace with log burning stove, complemented by exposed beams and an abundance of natural light. To the rear, the luxury kitchen has been thoughtfully designed with a range of fitted appliances, solid work surfaces and ample space for a dining table, all enhanced by rooflight glazing and doors opening directly onto the garden, creating an ideal environment for both everyday living and entertaining.

There is a guest bedroom and shower room on the ground floor.

Upstairs, the accommodation offers two bedrooms, served by a stylish family bathroom, whilst the overall layout provides flexibility for a variety of lifestyles.

Externally, the property continues to impress. The landscaped garden has been carefully arranged to provide a private and attractive outdoor setting, complete with seating areas and a useful outbuilding currently utilised as a studio/playroom, ideal for home working or additional recreational space. There is rear access.

Location

Hunsdon is a picturesque and sought-after village offering a strong sense of community, centred around its traditional green. The village benefits from a local convenience shop/post office and a selection of well-regarded public houses, providing both everyday amenities



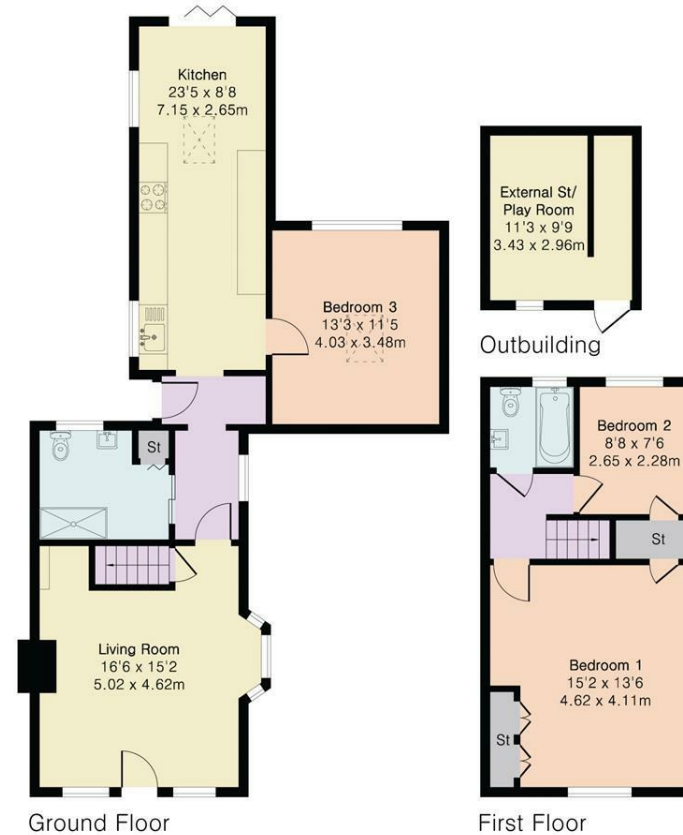


**Approximate Gross Internal Area 1103 sq ft - 103 sq m
(Excluding Outbuilding)**

Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 372 sq ft – 35 sq m

Outbuilding Area 109 sq ft – 10 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		
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		
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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