

**Paddock View Netherfield Lane**  
**Ware, Hertfordshire SG12 8HD**  
**Guide price £900,000**

**ma**  
morgan alexander





## Paddock View Netherfield Lane Ware, Hertfordshire SG12 8HD

Internally, the property has been thoughtfully arranged to create a strong balance between open-plan living and more formal reception space. The heart of the home is an impressive kitchen/dining room, beautifully fitted with integrated appliances, granite work surfaces and ample storage, flowing effortlessly through to a bright and spacious family room with views across the rear garden. This is a genuinely sociable space that works exceptionally well for both day-to-day living and entertaining.

In addition, the ground floor offers a well-proportioned lounge with feature fireplace, a separate playroom, and a dedicated home office, giving the flexibility that many buyers now demand.

Upstairs, the principal bedroom is a standout feature, benefitting from a walk-in dressing room and a well-appointed en-suite shower room. There are three further double bedrooms, all served by a modern family bathroom. The rear garden enjoys a desirable south-facing aspect, offering a high degree of privacy and a mature, established feel. Of particular note is the modern garden building, currently configured as a home office/gym, providing excellent additional space away from the main house.

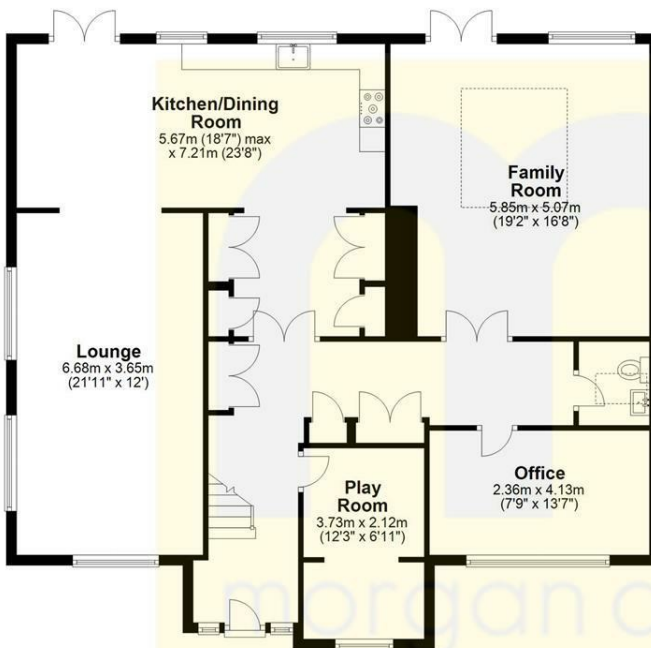
Stanstead Abbots continues to be a sought-after location, with a vibrant high street, well-regarded schooling including Richard Hale, Presdales and Chauncy, and convenient access to St Margarets station, serving London Liverpool Street and Hertford East.





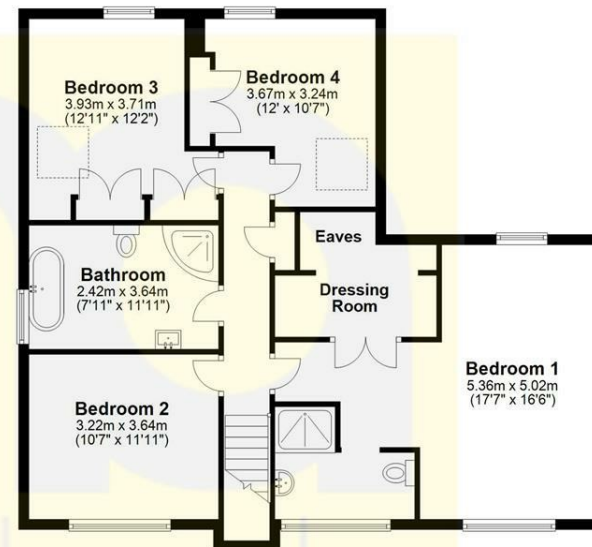
### Ground Floor

Approx. 130.6 sq. metres (1405.4 sq. feet)



### First Floor

Approx. 90.2 sq. metres (970.7 sq. feet)



Total area: approx. 220.8 sq. metres (2376.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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