

**7 Wheatfield Gardens**  
**Ware, SG11 1FB**  
**Guide price £775,000**

**ma**  
morgan alexander





## 7 Wheatfield Gardens Ware, SG11 1FB

From the moment you step inside, the attention to detail is immediately apparent. A spacious and welcoming entrance hall sets the tone, featuring stylish wall panelling, quality flooring and a turning staircase rising to the first floor. To the front of the house sits an elegant dual-aspect living room, beautifully presented and centred around bespoke handcrafted cabinetry, creating a superb space to relax whilst enjoying views over the attractive garden.

Undoubtedly the heart of the home is the magnificent kitchen/dining room extending across the rear of the property. Beautifully fitted with an extensive range of contemporary shaker-style cabinetry, quartz work surfaces and a substantial central island, the room provides exceptional preparation space alongside generous dining and entertaining areas. French doors open directly onto the landscaped garden, allowing natural light to flood the room and creating a seamless connection between inside and out. A separate utility room provides further storage and laundry facilities with external access, whilst a versatile reception room currently arranged as a family room offers the flexibility to be utilised as a home office, playroom or snug depending upon individual requirements. Completing the ground floor is a modern cloakroom/WC.

The first floor continues to impress with four genuinely generous double bedrooms arranged around a spacious landing. The principal bedroom is an outstanding retreat, complete with fitted wardrobes and a luxurious en-suite shower room. A second double bedroom also benefits from its own contemporary en-suite, making it ideal for guests or older children, whilst the remaining two double bedrooms are served by a beautifully appointed family bathroom finished to an equally high standard.

Externally, the property enjoys a thoughtfully landscaped rear garden designed for both family enjoyment and entertaining. A generous paved terrace leads onto a level lawn with raised sleeper borders.



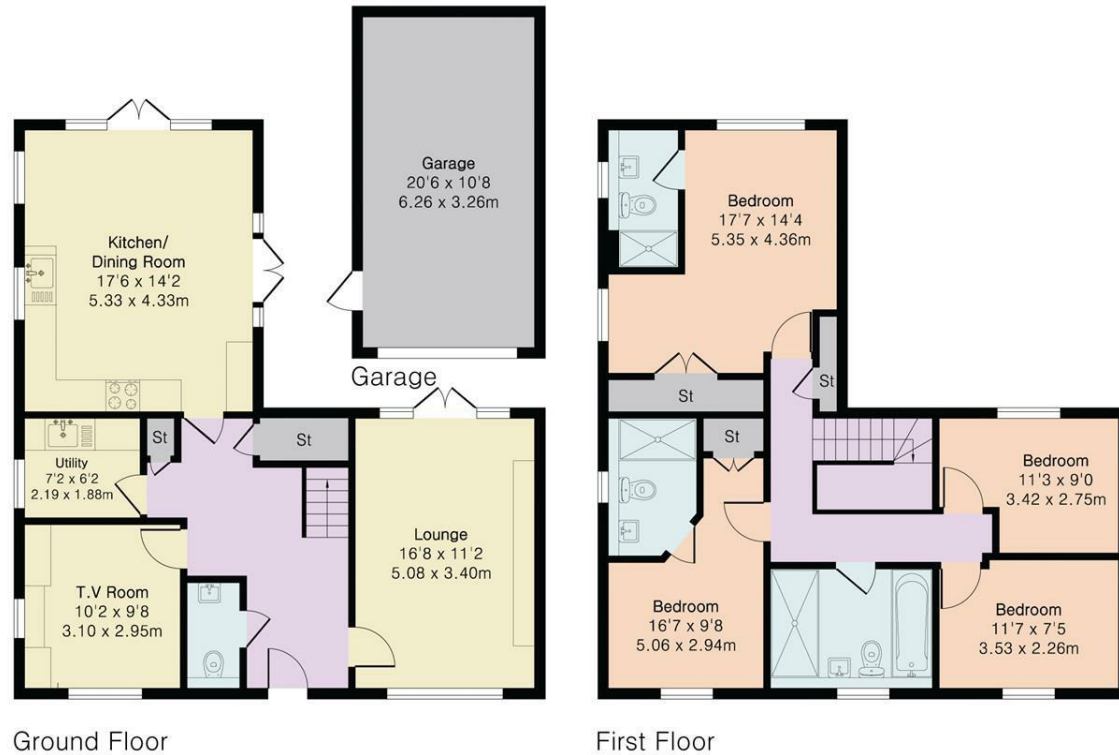


**Approximate Gross Internal Area 1572 sq ft - 146 sq m  
(Excluding Garage)**

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 786 sq ft – 73 sq m

Garage Area 220 sq ft – 20 sq m



Ground Floor

First Floor

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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