

7 Cedar Close  
Ware, SG12 9PG  
Guide price £850,000

**ma**  
morgan alexander





## 7 Cedar Close Ware, SG12 9PG

Upon entering, a bright entrance hall leads to the principal accommodation and staircase to the first floor. The spacious living room overlooks the rear garden and provides an excellent space for both relaxing and entertaining, filled with natural light throughout.

The ground floor also benefits from a separate TV room, offering versatile additional living space ideal as a family room, playroom, or snug, alongside a large home office, perfect for remote working. The modern kitchen is fitted with a range of wall and base units, generous worktop space, and ample storage, with plenty of room for family dining. A convenient cloakroom completes the ground floor accommodation.

On the first floor, the generous principal bedroom benefits from a private en-suite shower room. Two further well-proportioned bedrooms are served by a family bathroom, providing flexible accommodation for families, guests, or home working.

Externally, the private rear garden features a patio area ideal for outdoor dining and entertaining, leading to a well-maintained lawn within an enclosed setting. A standout feature is the detached garden bar with power connected, creating an excellent space for entertaining, social gatherings, or relaxing with family and friends.

To the front, the property benefits from a garage and driveway providing off-street parking and additional storage, together with an electric vehicle charging point.

Ideally positioned within easy reach of Ware town centre, the property enjoys convenient access to a wide range of shops, cafés, restaurants, leisure facilities, and highly regarded schools. Falling within the catchment area for Presdales School and just a five-minute walk away, it is particularly well suited to families. Ware railway station is also within walking distance, offering regular services to London Liverpool Street, making this an excellent choice for commuters and families alike.





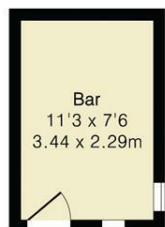
## Approximate Gross Internal Area 1265 sq ft - 118 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 772 sq ft – 72 sq m

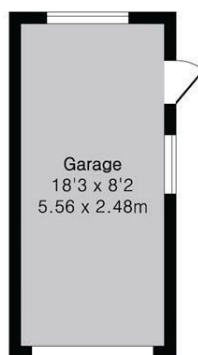
First Floor Area 493 sq ft – 46 sq m

Garage Area 148 sq ft – 14 sq m

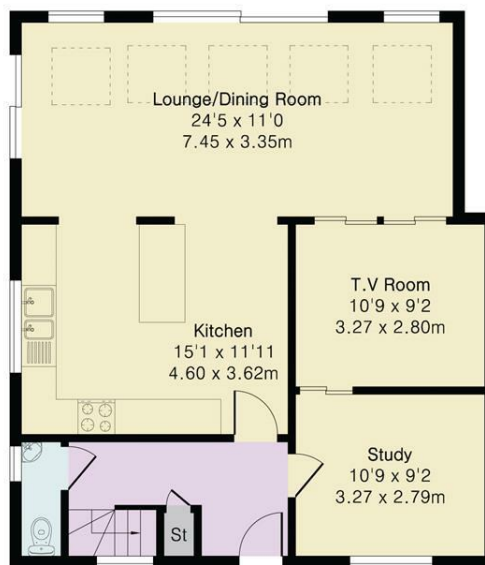
Outbuilding Area 85 sq ft – 8 sq m



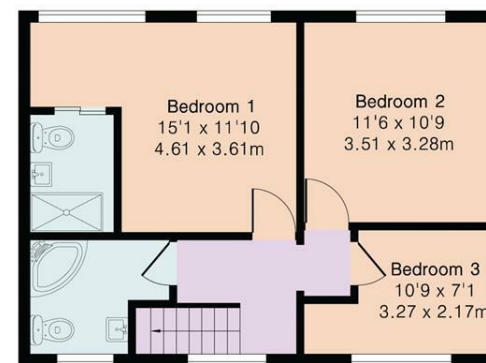
Outbuilding



Garage



Ground Floor



First Floor

### 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |

England & Wales

### 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 |         |           |
| EU Directive 2002/91/EC   |         |           |

England & Wales

#### 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.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)