

**The Dell Crouchfield**  
**Ware, Hertfordshire SG12 0NZ**  
**Guide price £975,000**





## The Dell Crouchfield Ware, Hertfordshire SG12 0NZ

Positioned on the edge of the highly regarded hamlet of Chapmore End, just outside Hertford and Ware, Hardings is an exceptional semi-detached home enjoying a secluded setting whilst remaining conveniently placed for access to both towns, mainline stations and major road links.

Occupying a generous mature plot with beautifully maintained gardens, gated access and extensive driveway parking, this highly individual home offers approximately 1,850 sq ft of versatile accommodation, in addition to a substantial detached garden room/outbuilding.

The accommodation is thoughtfully arranged with a welcoming entrance hall leading to the principal reception areas, together with a cloakroom/WC and useful storage. The impressive kitchen/dining room forms the heart of the home and features contemporary cabinetry, generous work surfaces, exposed brick detailing and a large central island creating an ideal entertaining and family space. A separate utility room further enhances practicality.

The main living room is particularly spacious and bright, featuring a central fireplace with bespoke cabinetry and French doors opening into the conservatory overlooking the landscaped garden.

To the first floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room, whilst two further bedrooms are served by a modern family bathroom. The property has had air conditioning recently installed to the first floor bedrooms.

A standout feature of the property is the detached garden room, currently arranged as a stylish TV room and home office complete with kitchenette and cloakroom/WC. This versatile space would suit guest accommodation, multi-generational living, independent working or





## Approximate Gross Internal Area 1850 sq ft - 172 sq m (Excluding Outbuilding)

Ground Floor Area 1117 sq ft – 104 sq m

First Floor Area 733 sq ft – 68 sq m

Outbuilding Area 287 sq ft – 27 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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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40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)