

**7 Crouchfield**  
**Ware, Hertfordshire SG12 0QY**  
**Guide price £370,000**

**ma**  
morgan alexander







## 7 Crouchfield Ware, Hertfordshire SG12 0QY

Morgan Alexander are delighted to present this beautifully presented two bedroom mews-style terraced home set within the highly sought-after River Court development, nestled in the charming hamlet of Chapmore End.

Arranged over two floors, the property offers a modern yet homely feel throughout. The ground floor boasts a sleek, fully-fitted kitchen and a spacious, inviting living room, ideal for entertaining or simply relaxing at the end of the day. From here, doors open out onto the private rear garden, which has been tastefully maintained and provides the perfect setting for al-fresco dining and gatherings with friends and family.

The first floor comprises two bedrooms: a generous double principal bedroom, a further large single bedroom, and a contemporary bathroom.

Externally, the property benefits from two allocated parking spaces and access to the beautifully kept communal grounds which surround the development, enhancing the sense of peace and tranquillity.

River Court sits within Crouchfields, a select collection of homes conveniently positioned between Hertford and Ware, both of which offer excellent shopping, dining, and commuter links into London. The hamlet of Chapmore End itself is highly regarded, with a warm village community, a delightful duck pond, and the renowned village pub just moments away.

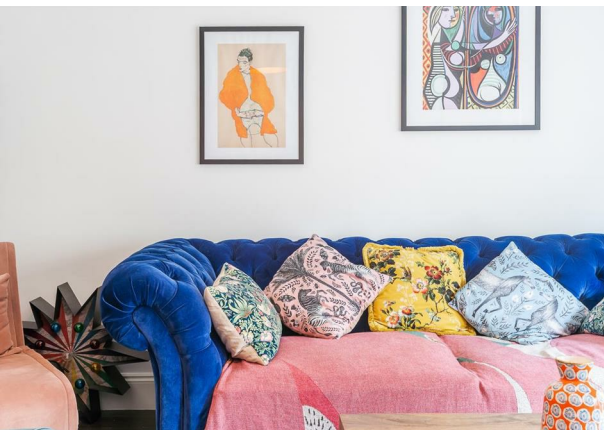
Further benefits include an annual service charge of £1,200, contributing to the upkeep of the development and communal areas.

This property presents a rare opportunity to acquire a stylish and unique home in an idyllic countryside setting whilst remaining close to town and transport connections.



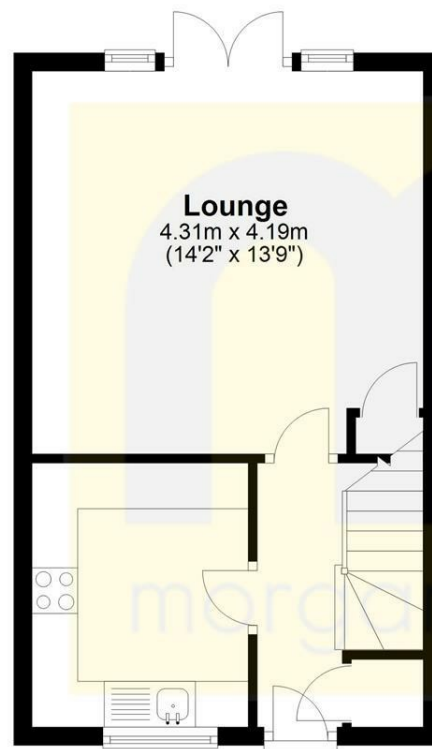






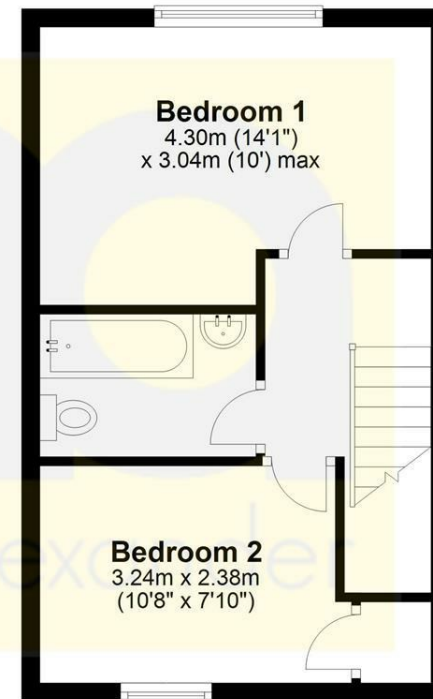
## Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 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.

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



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