

**3 Ellison Close  
Ware, SG12 8FG  
Guide price £1,100,000**







## 3 Ellison Close Ware, SG12 8FG

A modern four bedroom detached family house for sale in Hunsdon.

Built with a luxury specification and an exacting attention to detail for modern family living throughout, this detached, four bedroom, two bathroom family house has two spacious reception rooms, extending to aprox. 2,828.6 (SQ. FT) square feet of accommodation over two floors.

The Searle enjoys a very spacious lounge/kitchen/dining room with a feature log burner fireplace as well as a dining area open-plan to its luxury fitted kitchen. Sliding doors lead off the side of the house to the paved terrace and a generous south facing garden. The separate family room overlooks the front garden.

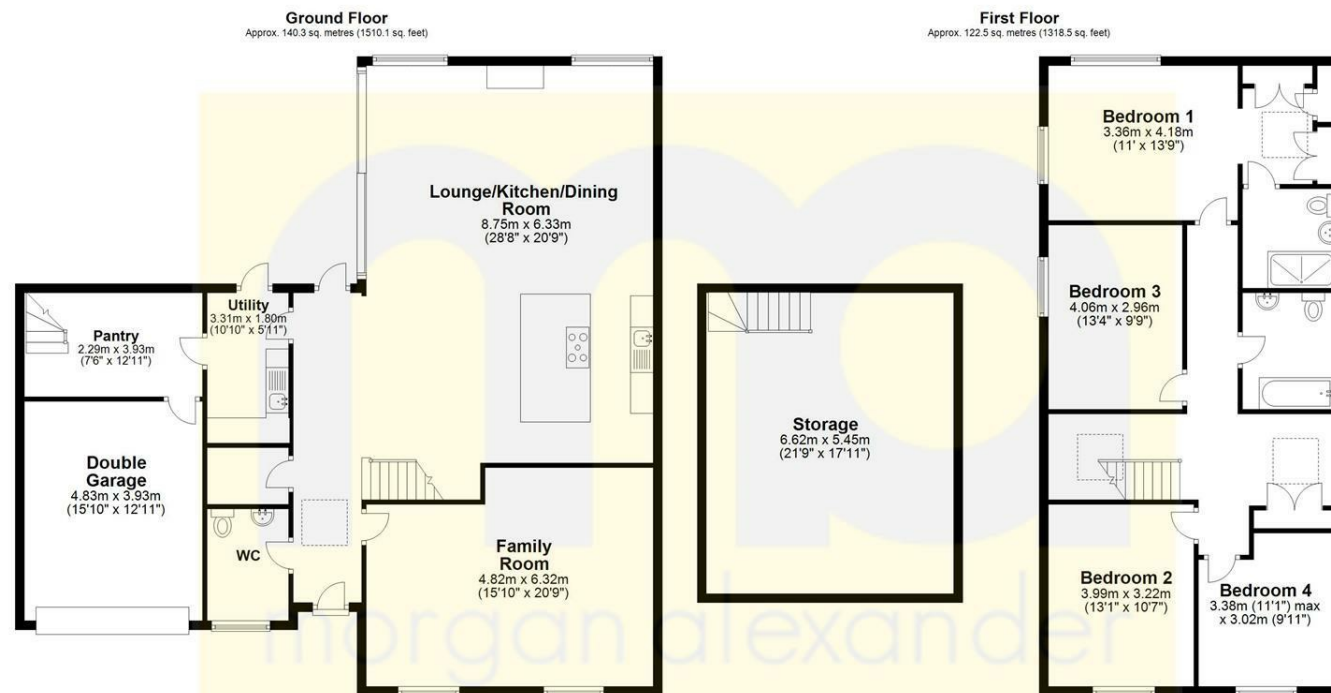
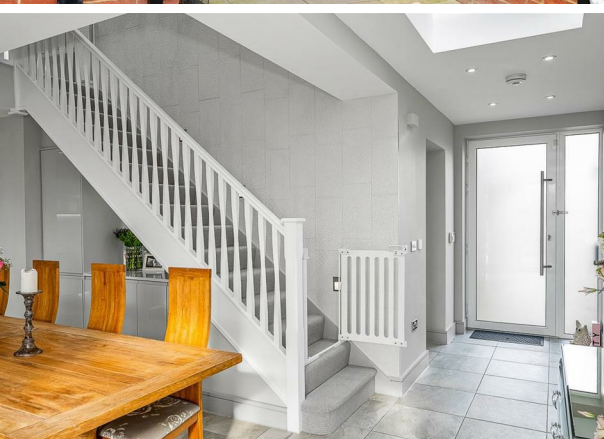
A utility room, pantry, double garage and cloakroom/WC completes the ground floor accommodation.

Upstairs the master bedroom suite has its own dressing area leading to a luxury ensuite shower room and the three further bedrooms share the high specification family bathroom.

Leading off the pantry is a stair case that access a large storage area above the double garage.







Total area: approx. 262.8 sq. metres (2828.6 sq. feet)

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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.  
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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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