

16 Pentflows
Ware, Hertfordshire SG11 2QD
Guide price £725,000

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Constructed by Linden Homes in 2013 to an exacting standard, the property offers stylish and contemporary accommodation throughout, combining luxurious living with superb entertaining space, all set within a wonderfully private setting with an excellent sense of space and natural light.

Set back from the road, the property benefits from private parking and a garage, creating an impressive sense of arrival.

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor, a useful storage cupboard and access to the cloakroom/WC.

The kitchen/dining room forms the heart of the home and has been thoughtfully designed to create a superb cooking and entertaining space. Fitted with an extensive range of contemporary units finished with Quartz worktops, the room further benefits from integrated appliances, polished tiled flooring and recessed downlighting. Dual aspect windows provide excellent natural light throughout the day, whilst generous preparation and dining space creates a highly sociable environment ideal for modern family living. A added feature is the mains connected water softener.

The dual aspect living room is particularly bright and spacious, featuring double doors opening directly onto the garden together with a window to the front aspect. A feature fireplace with solid wooden mantle and log burner creates an attractive focal point and adds warmth and character to the room.



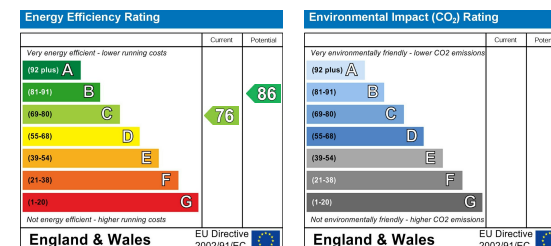


Approximate Gross Internal Area 1186 sq ft - 110 sq m (Excluding Garage)

Ground Floor Area 593 sq ft – 55 sq m

First Floor Area 593 sq ft – 55 sq m

Garage Area 161 sq ft – 15 sq m



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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