

18 Brewery Yard Watton Road
Ware, SG12 0GF
Offers in excess of £570,000

ma
morgan alexander





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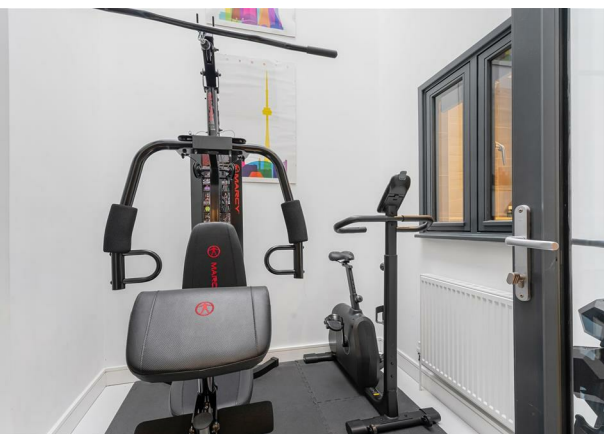
MORGAN ALEXANDER are proud to present this truly exceptional freehold mews house, forming part of an exclusive Victorian maltings conversion, superbly located in the very heart of Ware's town centre .

This striking contemporary home is finished to an outstanding standard throughout, seamlessly blending modern design with architectural character. The ground floor offers a highly versatile bedroom or home office, complete with an en suite shower room and ample space to accommodate a small gym or fitness area, ideal for modern flexible living.

The first floor provides a beautifully appointed bedrooms and a luxury family bathroom, a open-plan living space, featuring a high-specification bespoke kitchen. while the upper floor is dedicated to an indulgent principal bedroom suite, complete with an elegant dressing room and a stylish en suite shower room.

Further highlights include underfloor heating throughout, an internal garage, allocated parking and a prime central location just moments from Ware's shops, cafés and mainline station.



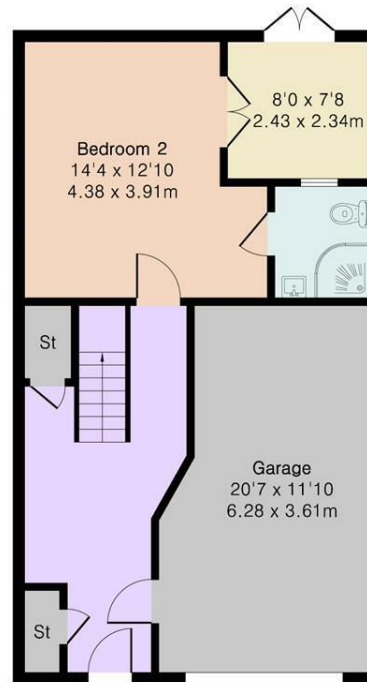


Approximate Gross Internal Area 1637 sq ft - 152 sq m (Including Garage)

Ground Floor Area 686 sq ft – 64 sq m

First Floor Area 571 sq ft – 53 sq m

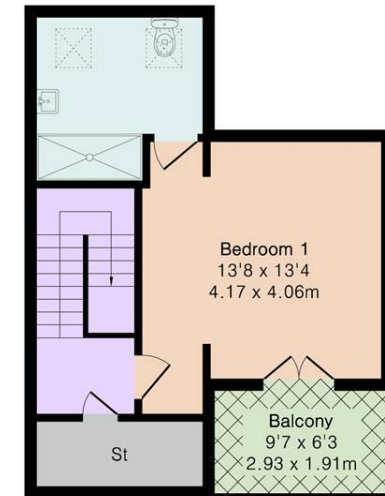
Second Floor Area 380 sq ft – 35 sq m



Ground Floor



First Floor



Second Floor

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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