

109 Cappell Lane  
Ware, SG12 8DA  
Guide price £725,000

**ma**  
morgan alexander





## 109 Cappell Lane Ware, SG12 8DA

This is the kind of house that gets the fundamentals right. Good proportions, strong natural light, and a layout that actually works for modern living.

The ground floor is anchored by a generous dual-aspect living and dining room, complete with exposed brick fireplace and wood-burning stove, giving the space real character. The room flows well and has clear zoning for both relaxing and entertaining.

The kitchen is clean, modern and practical, with ample worktop space and storage with views over the garden.

There is separate utility room that adds genuine day-to-day usability with access to the garden and the ground floor shower room. There is also an integral garage, which opens up future potential for conversion, subject to planning.

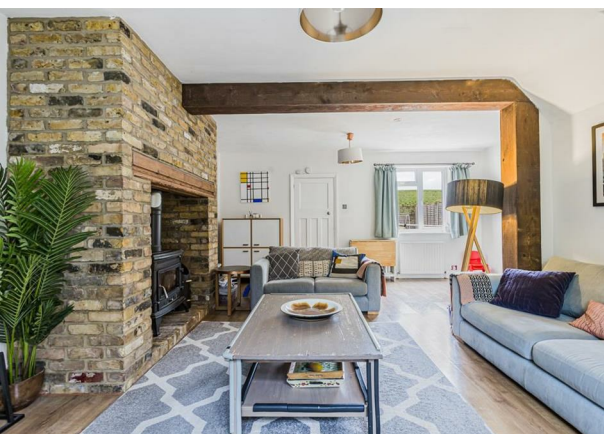
Upstairs, the property offers three well-proportioned bedrooms, each with storage and a well-finished family bathroom.

Where this home properly differentiates itself is outside.

The rear garden is both well-maintained and intelligently tiered, providing a large patio for entertaining and a raised lawn beyond. More importantly, it backs directly onto open countryside, delivering uninterrupted views that are increasingly hard to find.

To the front, there is ample off-street parking and access to the garage.



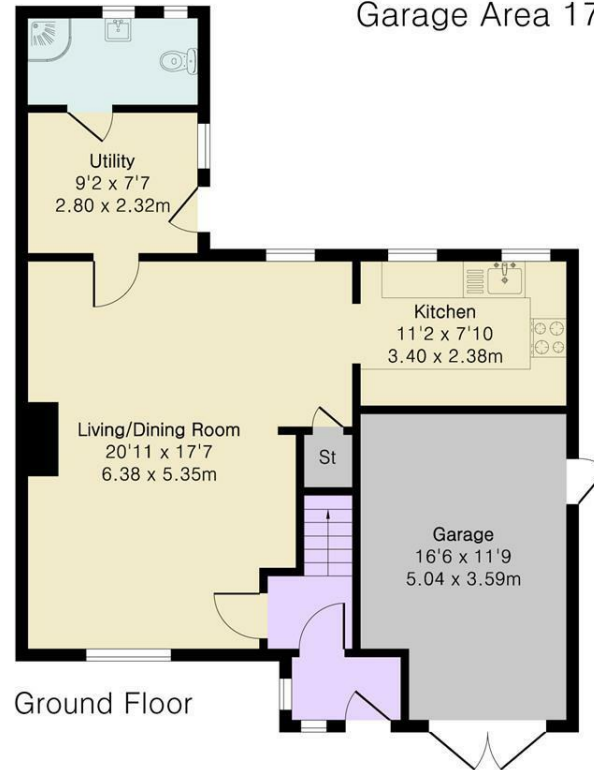


## Approximate Gross Internal Area 1163 sq ft - 108 sq m (Excluding Garage)

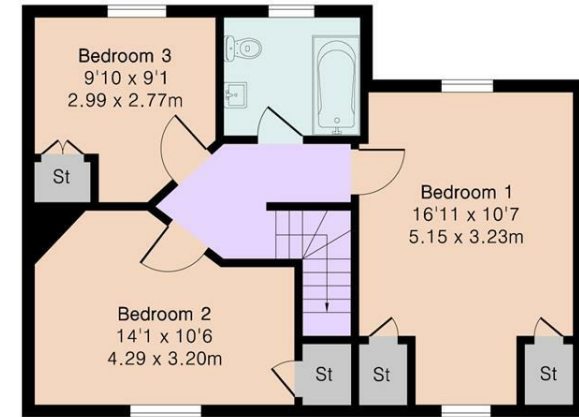
Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 174 sq ft – 16 sq m



Ground Floor



First 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 <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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