



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

Yearling Close, Great Amwell, Ware, SG12 9XP  
Guide price £865,000



## Yearling Close, Great Amwell, Ware, SG12 9XP

Westwood Leber are delighted to bring to the market this exceptionally presented five bedroom detached family home that has been tastefully updated throughout and sits perfectly in the highly sought after Great Amwell. This property offers fantastic living accommodation throughout comprising of a substantial modern fitted kitchen with lighted island, a wrapped around lounge/family room offering fantastic natural lighting with striking contrast and marble tiles throughout. Further benefits include a well lit dining room, downstairs w/c, four double bedrooms, two en-suites, off-street parking for multiple cars and a large, low maintenance rear garden. An internal viewing is highly recommended!

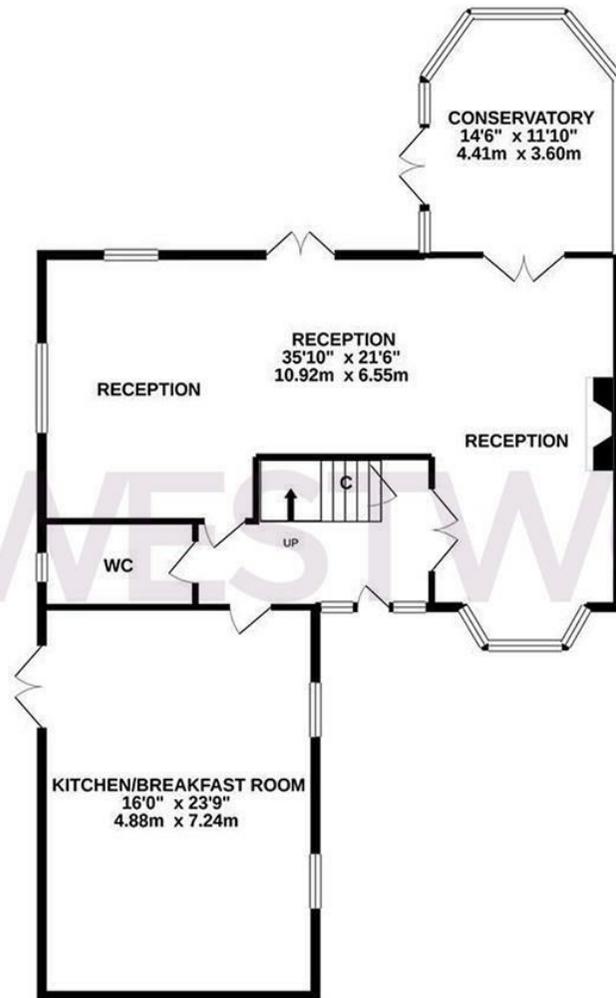
This property falls into the catchment area for the highly sought after Presdales Academy and is placed perfectly for access to Ware and St Margarets Rail Stations offering links to Hertford East and London Liverpool Street.



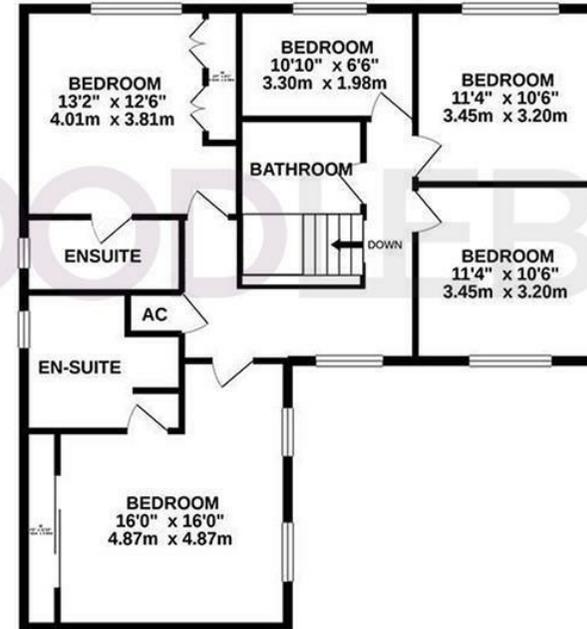
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GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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