



WESTWOODLEBER

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Lloyd place, Ware, SG12 9FS
£525,000



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**** PLANNING APPROVED FOR A LOFT CONVERSION REF 3/23/1107/HH **** Westwood Leber are delighted to bring to the market this beautiful two bedroom Semi-Detached modern house set within this exclusive Town Centre development of just six homes. This property offers modern living accommodation throughout including a large entrance hall, downstairs w/c and an impressive bright and airy open plan living space connecting into a high specification, modern kitchen with integrated Bosch appliances and Quartz worktops, connecting to a social dining room with bi-folding doors opening out onto a well landscaped rear garden.

The first floor comprises of two good size bedrooms, en-suite to master bedroom and a three-piece bathroom suite. Externally the property benefits from a well sized private rear garden with side access, solar panels and off street parking for two cars.

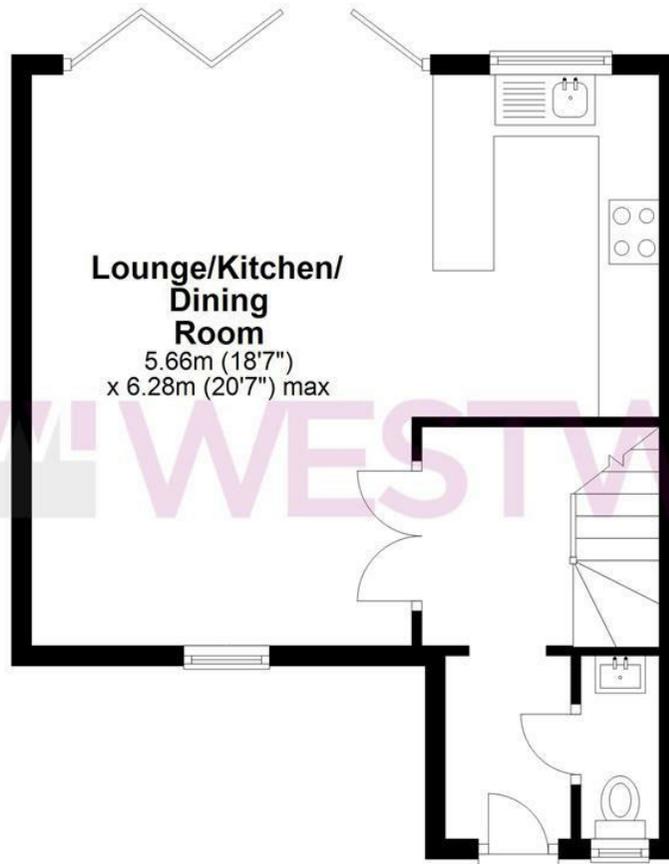
This property is located in the heart of Ware town centre and tucked away in an extremely private location within just a short walk from Ware Rail Station with direct links to Tottenham Hale and London Liverpool St. Having been built just over two years ago, it still benefits from having the NHBC guarantee. Internal viewing is highly recommended!



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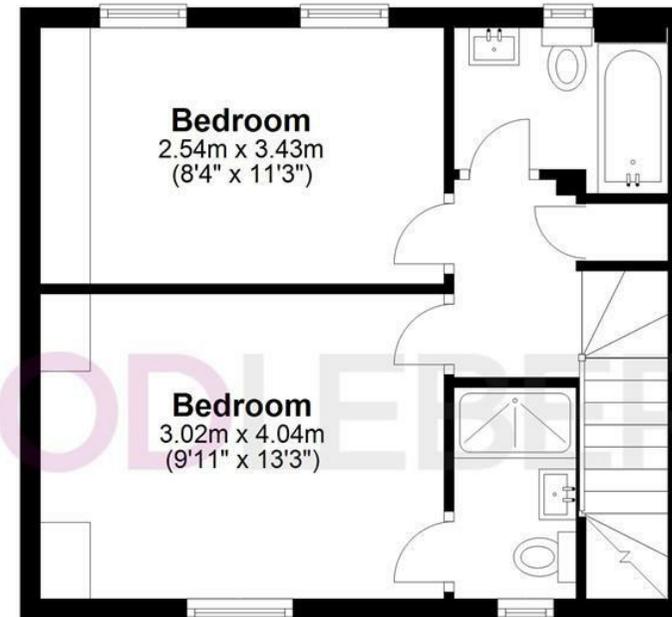
Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had 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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