



SIMPLY HOMES

Pentlows

Ware SG11 2QD

Price Guide £495,000



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Pentlows - A beautifully presented, 2-bedroom semi-detached home in a small, exclusive village development. The property was built approximately 10 years ago and is located adjacent to rolling countryside and walking distance to the local Braughing amenities.

Upon entering this impressive property boasts an airy and bright feel via a large hallway. The hallway leads to a front-aspect kitchen/diner, with a range of base and eye level units with fitted Zanussi appliances throughout. The remainder of the ground floor comprises of a large rear aspect living room with French doors to the garden and a cloakroom/WC.

To the first-floor landing, you will find two contemporary and equally sized double bedrooms. Each of the bedrooms feature fitted wardrobes and individual en-suite bathrooms.

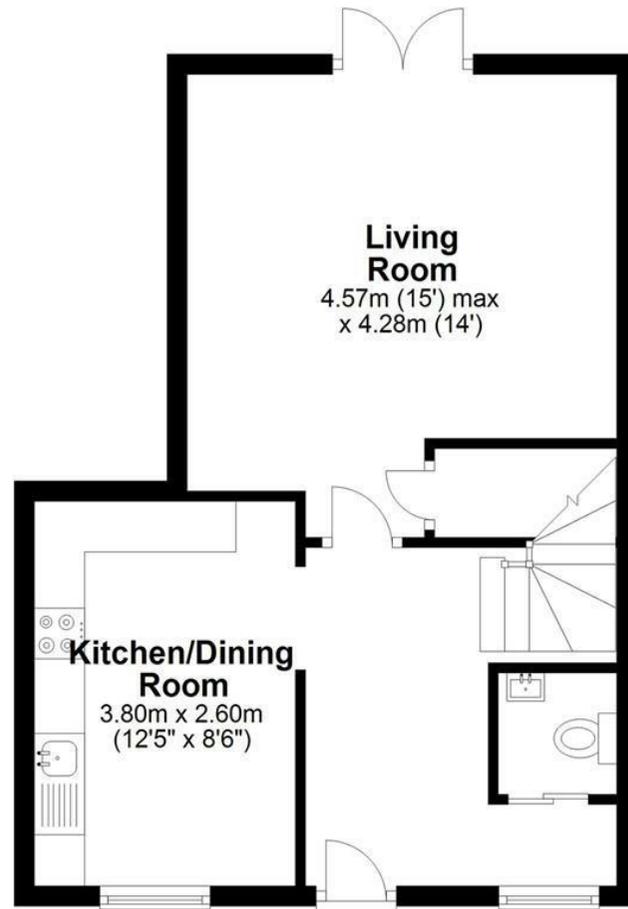
Externally, the property benefits from an attractive private rear garden with initial patio entertainment area, rear lawn and useful storage shed. The property also offers gated side access, one allocated off-street parking space and a further carport.

Braughing Village offers an exceptional lifestyle choice with a wealth of attractive period properties, St. Mary's Church, a Post Office store, and three public houses/restaurants. Additionally, Jenyns First School & Nursery, an Ofsted-rated "Outstanding" school, is located within the village. The neighbouring towns of Ware and Bishop's Stortford provide easy access to extensive amenities and fast rail links into London Liverpool Street.



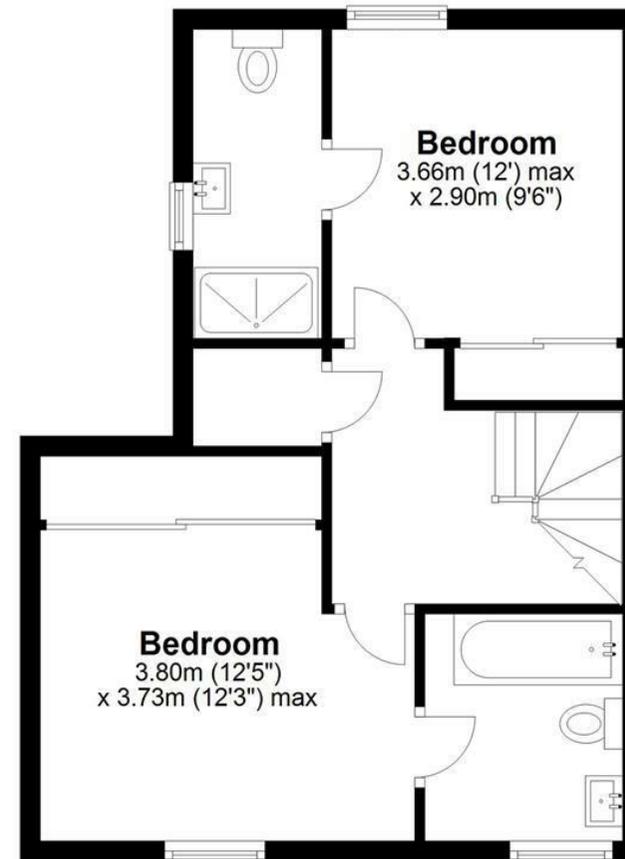
Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has 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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