



NEW ROAD

TWO UNIQUE COTTAGES
LOCATED IN THE HEART
OF PICTURESQUE WARE



WARE HERTFORDSHIRE SG12 7BS

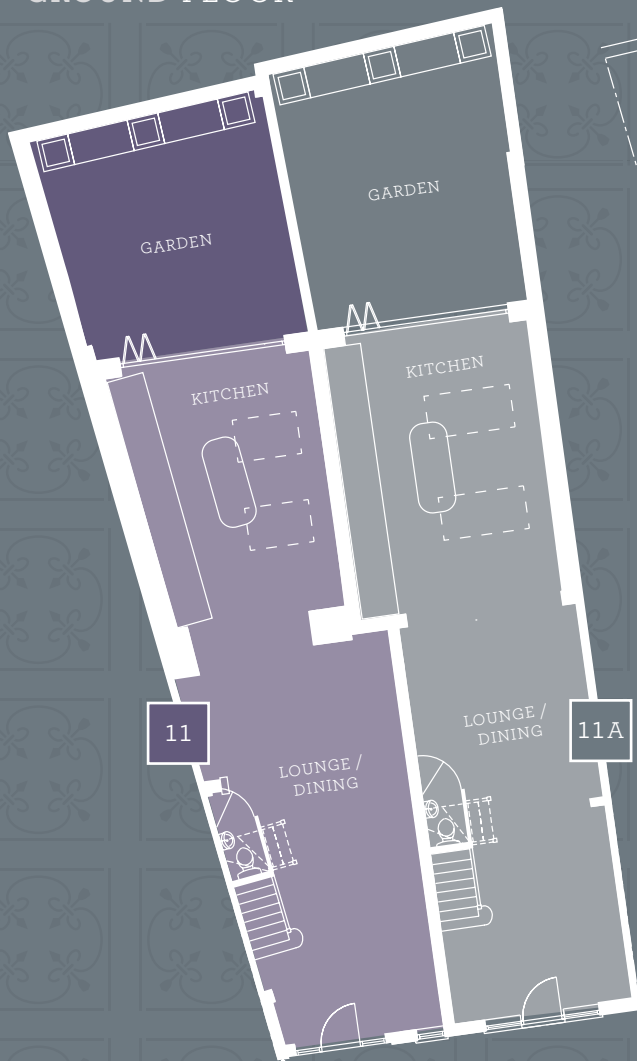
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FLOOR PLANS



TWO NEWLY CONVERTED THREE BEDROOM
TOWNHOUSES, LOCATED IN WARE TOWN CENTRE
THESE EXCLUSIVE HOUSES HAVE BEEN
REFURBISHED TO AN EXCEPTIONAL STANDARD

GROUND FLOOR



FIRST FLOOR



SECOND

DIMENSIONS



FLOOR



HOUSE 11

LOUNGE / DINING	8.58m x 4.34m	28'2" x 14'3"
KITCHEN	4.87m x 3.73m	16'0" x 12'3"
BEDROOM 1	4.67m x 3.42m	15'4" x 11'3"
BEDROOM 2	3.73m x 2.43m	12'3" x 8'0"
BEDROOM 3	4.11m x 3.22m	13'6" x 10'7"

HOUSE 11A

LOUNGE / DINING	8.71m x 3.75m	28'7" x 12'4"
KITCHEN	6.09m x 4.87m	20'0" x 16'0"
BEDROOM 1	3.75m x 3.65m	12'4" x 12'0"
BEDROOM 2	3.78m x 2.23m	12'5" x 7'4"
BEDROOM 3	3.65m x 2.74m	12'0" x 9'0"

Computer generated image is indicative only.
 Measurements are shown as a maximum and are taken
 from construction plans, final dimensions may vary.

SPECIFICATIONS



A TRADITIONAL VICTORIAN COTTAGE FACADE OPENING TO CONTEMPORARY OPEN PLAN LIVING



ARRANGED OVER THREE FLOORS
OPEN PLAN LIVING SPACE
NEW TIMBER SASH DOUBLE GLAZED WINDOWS
TRI-FOLDING DOORS TO COURTYARD GARDEN
LUXURIOUS FULLY FITTED KITCHEN
NEWLY FITTED FIRST FLOOR BATHROOM SUITE
120 X 120 TILED FLOORS TO KITCHEN AREA

STAINED OAK FLOORS TO LOUNGE
STAINED OAK INTERNAL DOORS
STAIRCASE WITH GLASS BALUSTRADE
AND STAINLESS STEEL HANDLE
DOWNSTAIRS CLOAKROOM
WITHIN 500M WALK TO BRITISH
RAIL STATION



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