

Taylor Phelps are pleased to offer this modern four bedroom family home to let positioned at Sandeman Gardens in Ware. The ground floor consists of a good size lounge./ diner, kitchen and a downstairs w/c. The first floor is home to the four bedrooms and two bathrooms, one being an ensuite to the principle bedroom. Externally there is a rear garden and a driveway to front providing off street parking and access to a garage.













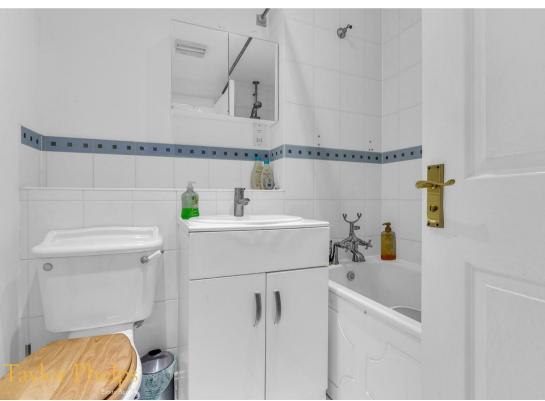










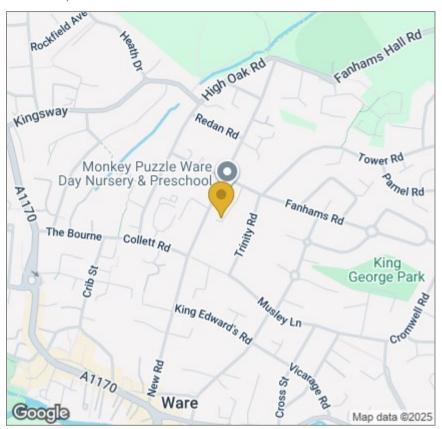




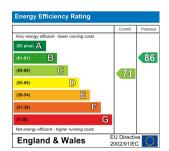
## Floor Plan

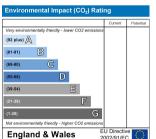


## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





