



A BEAUTIFULLY PROPORTIONED, LIGHT AND SPACIOUS CHARACTER HOME

HIGH STREET, WIDFORD, WARE, HERTFORDSHIRE, SG12 8SR

Unfurnished, £4,000 pcm + fees and other charges apply.*

Available Now



A BEAUTIFULLY PROPORTIONED, LIGHT AND SPACIOUS CHARACTER HOME

HIGH STREET, WIDFORD, WARE,
HERTFORDSHIRE, SG12 8SR

£4,000 pcm Unfurnished

• 5 bedrooms • 1 en-suite bathroom, 2 family
bathrooms • Approximately 2.5 acres of grounds •
Double car garage • EPC Rating = D • Council
Tax = F

Situation

Communications are excellent by both road and rail. Fast and frequent trains leave Harlow station reaching London Liverpool Street in 35 minutes.

There is also a mainline station in Hertford which offers a direct rail service into London Moorgate taking approximately 42 minutes. There is easy access to the A10, A1(M) and M11. London Stansted Airport is approximately 13 miles away.

Description

Wayside is approached via a gated and turning driveway which meanders through the mature and pretty landscaped front garden. The everyday entrance of the house is located via the house front and this opens into a spacious entrance hallway, from here you can access the principal reception areas.

The first floor offers, large entrance hall, kitchen, dining room, sitting room, front room and conservatory. The first floor boasts 5 bedrooms, one with featured en-suite and 2 family bathrooms.

The house sits on approximately 2.5 acres of beautiful mature grounds in an elevated position with wonderful views of the Hertfordshire countryside, there is ample off street parking and a double garage.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.



Approximate Area = 305.2 sq m / 3285 sq ft
 Garage = 39.1 sq m / 421 sq ft
 Total = 344.3 sq m / 3706 sq ft
 Including Limited Use Area (11.5 sq m / 124 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 234176

FLOORPLANS

Gross internal area: 3285 sq ft, 305.2 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190613RYGR

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Harpenden Lettings

Simone McClellan
simone.mcclellan@savills.com
+44 (0) 158 246 5004

savills.co.uk