

- Extended Three Bedroom Home
- Spacious Extended Living Room
- Single Garage & Carport
- Sought-After Kingshill Development
- Open-Plan Kitchen/Dining Area
- Off Street Parking
- Superbly Presented Throughout
- Re-Fitted Ground Floor Bathroom
- Close To Local Shops

## CHEYNE CLOSE, WARE

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Ideally positioned in this cul-de-sac on the popular Kingshill development, this extended and superbly presented three bedroom property boasts a spacious lounge, open-plan kitchen/diner and re-fitted family bathroom. Low maintenance rear garden. Off street parking plus garage and carport. Viewing recommended.

GUIDE PRICE  
**£450,000**

Ware  
01920 412200

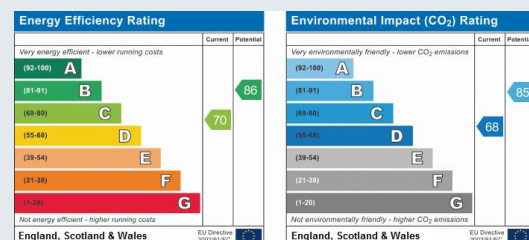
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THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



# CHEYNE CLOSE, WARE

GUIDE PRICE  
**£450,000**

Ideally positioned in this cul-de-sac on the popular Kingshill development, Ensum Brown are delighted to offer for sale this extended and superbly presented three bedroom property boasting a spacious lounge, open-plan kitchen/diner and re-fitted family bathroom. Externally there is a low maintenance rear garden and a block paved driveway providing off street parking. There is also a single garage and carport. Internal viewing highly recommended. Vendor suited with an onward purchase.

## GROUND FLOOR

### ENTRANCE HALL 6' 2" x 4' 11" (1.88m x 1.52m)

UPVC front door to side aspect with full length obscured window. Grey tiled flooring, vertical radiator, spotlights to ceiling, stairs leading up to first floor accommodation. Doors to lounge and kitchen/diner.

### LIVING ROOM 17' 6" x 14' 0" (5.34m x 4.27m)

Superbly presented, this spacious room benefits stained solid oak flooring, wood burner, radiator and a range of wall lights. TV point. Dual aspect with UPVC double glazed windows to front and side aspects.

### DINING ROOM 13' 9" x 9' 10" (4.20m x 3.00m)

A lovely room with grey tiled flooring, spotlights to ceiling, door to under-stairs storage cupboard housing hot water cylinder, vertical radiator, decorative ceiling light feature. Door to family bathroom. Open to:

### RE-FITTED KITCHEN 10' 2" x 8' 6" (3.10m x 2.60m)

Re-fitted kitchen comprising a comprehensive range of gloss white wall and base units with laminate worksurfaces over. Stainless steel 4 ring hob with extractor over. Space for freestanding appliances; washing machine, slimline dishwasher and fridge/freezer. Partly tiled walls. UPVC double glazed window to rear aspect with single door leading out to the rear garden.

### FAMILY BATHROOM 10' 7" x 4' 7" (3.24m x 1.41m)

Three piece white suite comprising wall mounted wash hand basin, low level push flush WC and panel enclosed bath with shower and glass screen. Spotlights to ceiling, grey tiled flooring. Feature wall mounted Chrome towel rail radiator. Fitted storage cupboard, tiling to splashback areas. UPVC obscured double glazed window to rear aspect.

## FIRST FLOOR

### LANDING 7' 1" x 5' 10" (2.18m x 1.79m)

Carpeted stairs, spotlights to ceiling, fixed storage unit. Loft hatch providing access to boarded loft space. Doors to all three bedrooms.

### MASTER BEDROOM 12' 1" x 10' 4" (3.70m x 3.17m)

Solid wood door, UPVC double glazed window to front aspect, radiator, built-in triple wardrobes, space for freestanding bedroom furniture.

### BEDROOM TWO 13' 8" x 7' 2" (4.18m x 2.20m)

Solid wood door, UPVC double glazed window to rear aspect, radiator, space for wardrobe.

### BEDROOM THREE 7' 6" x 6' 9" (2.29m x 2.08m)

Solid wood door, UPVC double glazed window to rear aspect, radiator, space for wardrobe.

## OUTSIDE

### REAR GARDEN

Commencing with a recently landscaped patio area, railway sleepers with step leading up to an area laid to lawn with a range of mature plant and shrub borders to the immediate rear. Garden tap. Door to garage.

### FRONT GARDEN

Block paved driveway providing off street parking leading to a paved area with carport over and access to the property via UPVC front door. Range of plant and shrub borders.

### SINGLE GARAGE 17' 8" x 8' 6" (5.40m x 2.60m)

A good-size garage currently used for storage but with the potential to convert into an additional reception space or ground floor bedroom if desired (STPP) and as modelled by neighbouring properties.

## LOCATION – WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

