

- Victorian Semi-Detached Cottage
- Desirable Southside Location
- Superb Open-Plan Lounge/Diner
- Re-Fitted Gloss White Kitchen
- Re-Fitted Bathroom Suite
- South Facing Rear Garden
- Presdales School Catchment
- Walk To Ware BR Station
- Walk To Town Centre

## GILPIN ROAD, WARE

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This superbly presented semi-detached cottage is located on the desirable southside of Ware and boasts a stunning open-plan lounge/diner, re-fitted kitchen and bathroom on the ground floor and two double bedrooms on the first floor. Delightfully seduced rear garden. Walk to town and BR station. Viewing essential.

GUIDE PRICE  
**£340,000**

Ware  
01920 412200

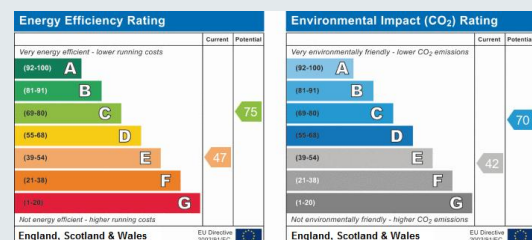
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



# GILPIN ROAD, WARE

GUIDE PRICE  
**£340,000**

Ensum Brown are delighted to offer for sale this superbly presented Victorian semi-detached cottage located on the desirable southside of Ware. The property offers a stunning open-plan lounge/diner, re-fitted kitchen and bathroom on the ground floor and two double bedrooms on the first floor. Delightfully seduced rear garden. Walk to town and BR station. Catchment for Presdales all girls school. Viewing essential.

## GROUND FLOOR

### OPEN-PLAN LOUNGE/DINER 21' 1" x 11' 8" (6.45m x 3.57m)

UPVC double glazed front door. A lovely spacious double reception room boasting feature open log burner, two radiators, UPVC double glazed window to front and rear aspects, stairs to first floor accommodation with under-stairs storage cupboard. Meter cupboard. Polished laminate wood effect flooring. Folding door to:

### RE-FITTED KITCHEN 8' 2" x 6' 11" (2.50m x 2.13m)

Tastefully re-fitted range of gloss white wall and base units with matte effect black worksurfaces over, tiled flooring and partly tiled walls. Stainless steel 4 ring hob and built-in oven, Space for washing machine, integrated low level fridge and freezer, Cupboard housing Vaillant gas central heating boiler. UPVC obscured double glazed single door leading out to the rear garden. Door to:

### RE-FITTED BATHROOM 7' 6" x 6' 3" (2.30m x 1.93m)

Re-fitted three piece white suite comprising low level flush WC, wash hand basin and bath with wall mounted chrome rainfall shower. Tiled flooring and walls. Wall mounted chrome heated towel rail. Built-in storage cupboard. UPVC obscured double glazed windows to side and rear aspects.

## FIRST FLOOR

### MASTER BEDROOM 11' 10" x 11' 5" (3.63m x 3.49m)

A spacious bedroom with fitted carpet, radiator, space for double wardrobe and chest of drawers, feature cast iron fireplace. UPVC double glazed window to front aspect.

### BEDROOM TWO 9' 8" x 9' 4" (2.96m x 2.85m)

Generous second bedroom with fitted carpet, radiator, space for double wardrobe, TV point. UPVC double glazed window to rear aspect. Small loft hatch providing access to part-boarded loft space.

## OUTSIDE

### REAR GARDEN

A wonderful seduced south facing rear garden with a delightfully sunny aspect commencing with a path leading to an area laid to lawn and at the immediate rear a paved patio area and shed. Side access via wooden gate.

## FRONT GARDEN

A pretty front garden with shingled area and path with steps leading up to the front door. Mature range of plants.

## 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, a round 4000BC. Today, Ware is a bustling market and riverside town with a population of a round 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).

Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture. There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

If you don't live in Ware already, then look no further for your next home!

