



- Delightful 1930s Family Home
- Spacious Reception Room
- Large South Facing Rear Garden
- Sought-After Southside Location
- Superb Kitchen/Diner/Family Room
- Off Street Parking & Garage
- Bright & Spacious Accommodation
- Potential To Extend (STPP)
- Presdales School Catchment

HILLSIDE, WARE, SG12 9JZ

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Ensum Brown are delighted to offer for sale this truly exceptional family home located on the favoured southside of Ware. This rarely available property boasts a lovely reception room, superb kitchen/diner, ground floor cloakroom, 5 bedrooms plus 2 bathrooms. Vendor suited with an onward purchase. Must be viewed!

GUIDE PRICE
£675,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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



HILLSIDE, WARE

GUIDE PRICE
£675,000

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this absolutely outstanding extended five bedroom 1930's semi-detached house ideally positioned in this sought-after road located within easy walking distance to Ware's bustling and vibrant high street & British Rail Station with its fast links into London Liverpool Street (approx. 40 minutes journey time). The property already offers well-proportioned accommodation set over three floors yet it has fantastic potential to extend further to the side (STPP). An internal viewing is highly recommended to fully appreciate the size of accommodation and superb southside location within the catchment for excellent schools including the highly-desired Presdales all Girls School.

Upon approaching the property it cannot go unnoticed that it occupies a generous elevated plot, there is a block paved driveway providing off street parking for two vehicles which is a rarity in this location. In addition to the driveway, there is a good-size single garage set back to the left hand side of the house and this is currently being used as a handy storage space but has the potential to convert into additional accommodation (STPP) if so required.

Once you step into the bright and welcoming entrance hall you are immediately struck with an abundance of natural light with stairs to the left hand side leading up to the first floor accommodation. The entrance hall benefits from laminate flooring, double glazed window to the side aspect, radiator and cover and an under-stairs storage cupboard.

The living room is of a good-size and located to the right hand side of the entrance hall providing a pleasant outlook with a double glazed bay window to the front aspect, fitted carpet and a wood burner. This room has a very warm and cosy feel to it and is a lovely space to relax and unwind.

The superbly appointed kitchen/diner/family room is absolutely wonderful with laminate flooring, spotlights to ceiling, breakfast bar and two sets of double glazed patio doors leading out to the rear garden. The kitchen comprises a range of matching cream wall and base units with integrated dishwasher and low level fridge, built-in oven and microwave plus ample worktop space. Two velux windows to the ceiling make this a very bright room allowing a lot of natural light - this is the hub of the home and ideal to suit the needs of a modern-day family.

A door then leads to a separate utility room with space for a fridge/freezer, plumbing and space for a washing machine, velux window, laminate flooring and double glazed single door leading out to the rear garden. Leading off the utility room there is ground floor cloakroom comprising low level flush WC, wash hand basin, wall mounted white heated towel rail and laminate flooring. Also there is a door from the utility room which leads through to the good-size single garage with electric roller shutter, currently used as a storage space.

Moving up to the first floor there is a bright and spacious landing with doors leading off to the three bedrooms and family bathroom. The landing benefits from fitted carpet and a double glazed window to the side aspect.

The master bedroom is particularly spacious and located to the rear of the property benefitting from a pleasant view over the south-facing rear garden. The second and third bedrooms on the first floor are located to the front of the property and are also of a generous size with ample space for freestanding wardrobes and bedroom furniture. Meanwhile, the family bathroom is well-appointed and features tiled flooring, partly-tiled walls, obscured double glazed window to the front aspect, low level flush WC, wash hand basin with built-in storage cupboard under and a chrome wall-mounted heated towel rail.

The second set of stairs benefits from fitted carpet and the landing features a double glazed window to the side aspect with doors to the remaining two bedrooms and additional bathroom. The two bedrooms on the second floor are bright and well-presented. The jewel in the crown though surely has to be the luxury second floor shower room, tastefully presented with grey tiled flooring, double glazed window to the rear aspect, enclosed shower cubicle, low level flush WC, wash hand basin and a chrome wall-mounted heated towel rail.

Externally, the rear garden faces due south and is a wonderful feature of this delightful family home, commencing with a patio area with steps leading up to a large area laid to lawn. Ideal for a growing family and for those all-important BBQ's in the warm summer months.

In a nutshell this is a fantastic opportunity to acquire a rarely available family home in this location, please call or email us to arrange your viewing appointment, you won't be disappointed.

