



- Popular Residential Location
- Fantastic Scope To Improve
- Potential To Extend (STPP)
- Generous Living/Dining Room
- Separate Fitted Kitchen
- Three Good-Size Bedrooms
- Secluded Rear Garden
- Single Garage En-Bloc
- Ample On-Street Parking

KILN HOUSE CLOSE, WARE

3 1 1

CHAIN FREE Ensum Brown are delighted to offer for sale this superbly located family home. The property offers a generous living/dining room, separate kitchen, 3 bedrooms and first floor bathroom. Fantastic scope to extend and improve (STPP). Realistically priced for a quick sale. Viewing highly advised.

OFFERS IN EXCESS OF
£350,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown
@ensumbrown

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.

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.



KILN HOUSE CLOSE, WARE

OFFERS IN EXCESS OF
£350,000

CHAIN FREE Ensum Brown are delighted to offer for sale this superbly located family home. The property offers a generous living/dining room, separate kitchen, 3 bedrooms and first floor bathroom. Fantastic scope to extend and improve (STPP). Realistically priced for a quick sale. Viewing highly advised.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this rarely available three bedroom family home ideally positioned in this popular residential location 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 has been in the same owner's hands for many years and now offers the incoming purchaser a wonderful opportunity to create their perfect home with the option to extend (STPP) to the rear elevation. The property is to be sold with the benefit of no upward chain. Rarely available in this location and realistically priced for a quick sale, this is an opportunity not to be missed.

Upon approaching the property there is a low maintenance front garden offering great kerb appeal. The entrance porch is accessed via a composite front door and offers wood flooring, radiator plus door to a storage cupboard housing the fuse board, gas and electric meters. A glazed door leads through to the open-plan living/dining room. The living area features laminate flooring, double glazed window to the front aspect, radiator and stairs leading up to the first floor accommodation. The living area is bright and spacious throughout leading through to a good-size dining area with space for a dining table and chairs and benefitting from laminate flooring and double glazed sliding doors leading out to the rear garden.

The separate kitchen is fully equipped with a matching range of wall and base units incorporating laminate worktops with space for washing machine, dishwasher, low level fridge and separate freezer. Cupboard housing gas boiler. Also benefitting stainless steel sink/drain, ceramic tiled flooring and double glazed window to rear aspect.

Going upstairs to the spacious carpeted landing with linen cupboard housing hot water tank, this leads-off to the three bedrooms and family bathroom. The master bedroom is of a generous size and located to the front of the property featuring fitted carpet, space for wardrobes, double glazed window to the front aspect providing pleasant views over Ware. The second bedroom is a good-size double with fitted carpet, laminate flooring and double glazed window to the rear aspect overlooking the rear garden. Moving into the third bedroom, this features laminate flooring, radiator and double glazed window to the rear aspect.

Completing the first floor accommodation is the family bathroom which is fitted with a three piece white suite comprising Aqualisa shower and screen, pedestal wash hand basin plus low level flush WC. Fully tiled walls, ladder-style wall-mounted towel rail, extractor fan and spotlights to ceiling. Loft hatch providing access to part-boarded loft space ideal for storage.

Externally, to the rear of the house, there is a lovely east facing garden commencing with a patio area leading to an area laid to lawn with concrete path leading to the foot of the garden with a shed. There is potential to extend to the ground floor (STPP) as modelled by neighbouring properties. There is also a front garden which is low maintenance with an external brick-built storage cupboard.

The property benefits from a single garage en-bloc with ample residents on-street parking.

Ensum Brown highly advise a viewing of this delightful house to fully appreciate, not only the property, but the fantastic location as well.

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).

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

