



## CLARKS CLOSE, WARE

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Ensum Brown are delighted to offer this superbly extended family home in a popular residential location. Featuring a spacious living room, open-plan kitchen/dining room, ground floor bathroom, 3 bedrooms and en-suite shower room. Off street parking & garage. An internal viewing is highly recommended.

GUIDE PRICE  
**£500,000**

- Internal Viewing Essential
- Popular Residential Location
- Delightful Family Home
- Spacious Living Room
- Open-Plan Kitchen/Diner
- Three Good-Size Bedrooms
- En-Suite To Principal Bedroom
- Off Street Parking & Garage
- Low Maintenance Rear Garden

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.

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 WE, NEIL WISE LTD 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.



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this rarely available extended three bedroom family home ideally positioned in the popular Kingshill development within 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). This superbly presented property has been lovingly maintained by the current vendor and an internal viewing is advised to appreciate it in the flesh.

Upon arriving at the property it has great kerb-appeal with off street parking for up to three vehicles. Once you enter the property through the bright entrance hall it exudes a feeling of a well-maintained family home with doors leading off to the ground floor bathroom, kitchen and dining room.

The ground floor bathroom is of a good-size and features lino flooring, tiled walls, radiator, double glazed frosted window to front aspect, fitted with a three piece white bathroom suite comprising low level flush WC, bath, Aqualisa shower and wash hand basin. Moving into the kitchen, this has been tastefully fitted with a good range of matching wall and base wooden units with an integrated fridge/freezer and grill oven along with space for a dishwasher and washing machine. The kitchen is open to a lovely dining room with an abundance of natural light. Moving back through the entrance hall, you will enter the large living room which is the hub of the home, offering a fantastic space for the whole family to relax and unwind in whilst sitting around the electric fire.

Heading upstairs via the carpeted staircase, there are three bedrooms and an adjoining en-suite. The principal bedroom is located at the rear of the property providing a lovely outlook to the rear garden, this is a generous room and offers built-in wardrobes. The tiled en-suite comprises of a wash basin, shower, WC and radiator. There is a further double bedroom and a good-size single.

Stepping outside to the rear garden, this commences with a full-width patio area with steps leading up to an artificial lawn with mature plant and shrub borders. To the rear of the garden you also have a shed and gazebo. This garden provides a brilliant space for family fun and get-togethers. There is also planning permission to extend the garage.

In conclusion, this is a wonderful opportunity to acquire a delightful family home in a sought-after village location. Please call or email us to arrange your accompanied viewing.

## 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!

