



CLARKS CLOSE, WARE

3 2 1 EPC D

Ensum Brown are delighted to offer this well presented 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.

GUIDE PRICE
£500,000

- Virtual Reality 360° Tour Available
- 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



VIEWINGS - COVID-19 **VIEWINGS ARE STILL PERMITTED DURING JANUARY 2021 LOCKDOWN RESTRICTIONS**

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

To view our tour please click on the 'VIRTUAL TOUR' tab. Explore this property in full 360° reality. If you wish to view this home with one of our agents then simply call us and arrange a time where we can video link with you on the tour at the touch of a button, we can often do this with you instantly, so don't hesitate to contact us. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

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. Planning permission granted to extend to the side of the property, full

details available upon request.

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 to the front of the property, 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-



Ware

01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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@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 WE NOR ANY OF OUR 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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