

- Beautifully presented
- Stunning detached bungalow
- Four bedrooms
- Gated
- Versatile accommodation
- Basement
- Large loft
- Garden
- Garage and carport

HIGH OAK ROAD, WARE

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Ensum Brown are delighted to offer this magnificent four bedroom detached bungalow tucked away on a private gated development within walking distance for Ware station. This versatile property has been lovingly kept and improved by the current vendors yet still has potential to extend (STPP).

GUIDE PRICE
£800,000

Ware
01920 412200

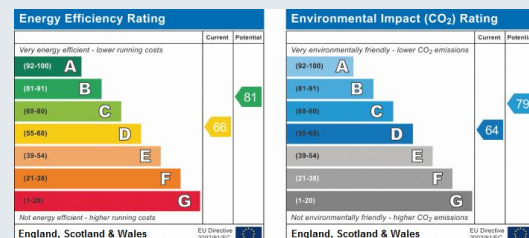
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THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER 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.



HIGH OAK ROAD, WARE

GUIDE PRICE
£800,000

Ensum Brown are delighted to offer this magnificent four bedroom detached bungalow tucked away on a private gated development within walking distance for Ware mainline train station. This versatile property has been lovingly kept and improved by the current vendors yet still has potential to extend (STPP). The property has a large open plan living/dining area, as well as a formal lounge with wood burning stove. There is a country style kitchen breakfast room with utility room and basement. There are four lovely bedrooms, the master suite has double doors to the garden and a stunning en-suite, two bedrooms are excellent doubles with a family bathroom serving those with the fourth bedroom having its own en-suite. Outside the property has a gate shared with the immediate neighbour, there is parking for multiple cars, single car port and double garage. To the rear of the property is a lovely mature landscaped garden with summer house, mature shrubs lawn and a lovely al fresco dining area.

ACCOMMODATION

ENTRANCE PORCH

HALL

12' 6" x 12' 2" (3.81m x 3.71m)

Lovely bright hallway with double glazed windows to front aspect leading into a large versatile living area, this area of the house is currently being used as the dining area

DINING AREA

12' 6" x 12' 4" (3.81m x 3.76m)

Leading from the hallway/dining area currently used as a casual lounge this is a fabulous bright family living space with double glazed window to front aspect

KITCHEN/BREAKFAST ROOM

12' 6" x 11' 8" (3.81m x 3.56m)

Country style kitchen with double glazed window to side aspect with ceramic sink and drainer, solid wood work surface with a range of wall and base units with integrated appliances, large stainless steel extractor fan over space currently occupied by a range cooker. Doors to:

UTILITY ROOM

12' 2" x 9' 5" (3.71m x 2.87m)

Large utility area in the same country style kitchen design, ceramic butlers sink, solid wood work surface with space for appliances below, double glazed windows to side and rear, door to back garden

BASEMENT

11' 10" x 14' 11" (3.61m x 4.55m) Large versatile space, ideal for storage

FORMAL LOUNGE

12' 2" x 19' 3" (3.71m x 5.87m)

Lovely bright lounge with feature fireplace, double bay window and French doors to rear aspect

INNER LOBBY

10' 5" x 5' 11" (3.18m x 1.8m)

Doors leading to:

MASTER SUITE

16' 0" x 12' 4" (4.88m x 3.76m)

Stunning master suite with fitted wardrobes and French doors to the garden

EN-SUITE

12' 2" x 9' 5" (3.71m x 2.87m)

Fabulous luxury ensuite with large walk in shower, his and hers vanity unit sinks, low level WC and obscure window to rear aspect

BEDROOM TWO

16' 2" x 10' 3" (4.93m x 3.12m)

Large double bedroom with fitted cupboard and two double glazed windows to rear aspect

BEDROOM THREE

10' 7" x 10' 3" (3.23m x 3.12m)

Double bedroom with fitted cupboards and double glazed window to front aspect

BEDROOM FOUR

8' 1" x 12' 2" (2.46m x 3.71m)

Bright room with three double glazed windows to front aspect and door to:

EN-SUITE

Vanity unit sink, shower cubicle and low level WC

FAMILY BATHROOM

6' 1" x 6' 11" (1.85m x 2.11m)

Fully tiled bathroom with double glazed obscure window to front aspect, shower cubicle, bath, low level WC and pedestal sink

OUTSIDE

FRONT

After the private road with gates to the front of the property is a large driveway for multiple cars, single car port and double garage

REAR GARDEN

To the rear of the property is a lovely mature landscaped garden with lawn area, mature shrubs and borders, summer house, wooden gazebo and large patio area ideal for entertaining

