

- 1930's Detached House
- Three Reception Rooms
- Three Bedrooms
- Central Ware Location
- Walking Distance To Station
- Walking Distance To High Street
- Beautifully Presented Throughout
- Off Street Parking
- Low Maintenance Garden

PARK ROAD, WARE

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Ensum Brown are delighted to offer this rare opportunity to acquire a beautifully presented and extended 1930's three bedroom detached house within easy reach of Ware town centre and train station. The property benefits from 3 reception rooms, large kitchen/breakfast room, shower room, 3 bedrooms and bathroom on the first floor. Viewing recommended.

GUIDE PRICE
£585,000

Ware
01920 412200

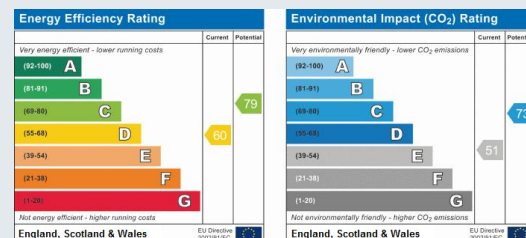
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



PARK ROAD, WARE

GUIDE PRICE
£585,000

Ensum Brown are delighted to offer this rare opportunity to acquire a beautifully presented and extended 1930's three bedroom detached house within easy reach of Ware town centre and British Rail station. The property is perfect for family living and benefits from three reception rooms, large kitchen/breakfast room and shower room on the ground floor and three bedrooms and family bathroom on the first floor. Viewing recommended.

GROUND FLOOR

ENTRANCE PORCH

Entrance door to front, carpeted with archway open to:

ENTRANCE HALL

12' 9" x 6' 6" (3.89m x 2.00m)

Impressive bright and welcoming entrance hall with laminate flooring, radiator, under stairs storage cupboard. Stairs leading up to first floor accommodation. Doors to:

LIVING ROOM

12' 5" x 12' 0" (3.80m x 3.68m)

A lovely lounge with carpeted flooring, coving to ceiling, TV point, radiator and feature UPVC double glazed bay window to front elevation.

STUDY/RECEPTION ROOM

10' 5" x 9' 1" (3.18m x 2.79m)

Carpeted flooring, coving to ceiling, UPVC double glazed window to side elevation.

LOBBY

With storage cupboard housing gas central heating boiler. Through to:

SHOWER ROOM

6' 11" x 4' 11" (2.11m x 1.52m)

UPVC double glazed obscured window to side aspect, corner shower cubicle, low level w/c and wash hand basin. Vinyl flooring, spotlights to ceiling.

SECOND RECEPTION

13' 11" x 11' 1" (4.26m x 3.40m)

Carpeted flooring, coving to ceiling, radiator. Through to:

KITCHEN/BREAKFAST ROOM

19' 4" x 14' 4" (5.90m x 4.38m)

This is the ground floor extension. Superb open-plan kitchen/diner ideal for entertaining which is separated by a well appointed breakfast bar. Coving and spotlights to ceiling, two vertical radiators, laminate flooring. UPVC double glazed patio doors leading to rear garden. Refitted kitchen comprising a range of fitted white wall and base units with laminate worktops. Integrated fridge/freezer, washing machine, tumble dryer and dishwasher. Stainless steel splashback, induction hob with stainless steel extractor, built-in double oven.

FIRST FLOOR

LANDING

Beautiful bespoke varnished wooden staircase, carpeted flooring, window to side aspect. Doors to all three bedrooms and family bathroom:

MASTER BEDROOM

11' 8" x 11' 4" (3.58m x 3.46m)

Fantastic master bedroom with feature UPVC double glazed bay window to front elevation, space for freestanding wardrobes, carpeted flooring, storage cupboard and radiator.

BEDROOM TWO

12' 2" x 11' 4" (3.72m x 3.47m)

Generously sized second bedroom with carpeted flooring, radiator, coving to ceiling and UPVC double glazed window to rear aspect.

BEDROOM THREE

11' 8" x 7' 8" (3.58m x 2.34m)

Carpeted flooring, radiator, UPVC window to front aspect.

FAMILY BATHROOM

11' 4" x 7' 7" (3.47m x 2.33m)

Beautifully refitted family bathroom comprising a grey suite to include low level w/c, wash hand basin with vanity unit and Jacuzzi bath. Medicine cabinet and wall mounted heated towel rail, two obscured UPVC double glazed windows to side aspect, radiator and spotlights to ceiling. Grey tiled flooring and partly tiled white walls. Loft hatch leading up to fully insulated loft space.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off street parking for three vehicles.

REAR GARDEN

Excellent low maintenance rear garden commencing with a gravel area leading to an area laid to artificial lawn, steps leading up to raised decked area ideal for al-fresco dining. Garden shed. Side access afforded via wooden gate.

