



- Detached Character Bungalow
- Good Size Gardens
- Great Scope To Enlarge
- Fringe Of Town
- Backing Onto Fields
- Requiring Modernisation
- Three Bedrooms
- Two Reception Rooms
- Garage



WOODLANDS, WESTMILL, WARE

3 1 1 EPC

Ensum Brown are delighted to offer for sale this detached three bedroom bungalow that is in need of updating and is set on the fringe of town enjoying a good size plot that backs onto fields. Great scope to enlarge as neighbouring properties have done, subject to obtaining the necessary consents.

GUIDE PRICE
£575,000

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

An attractive detached bungalow that is situated on the outskirts of Ware with a good size plot of just over a quarter of an acre that backs onto countryside.

The property does require updating and improvement and provides great scope for those wishing to enlarge and put their own stamp on a home. Neighbouring properties have significantly extended and improved their homes and we see little reason why such works should not be possible subject to obtaining the necessary consents.

Presently the property provides three bedrooms and a bathroom together with a living room, dining room, kitchen and lobby/garden room.

Of particular note are the wonderful mature gardens with the property being centrally placed with a good size garden at the front with hedges giving a good degree of privacy. There is a good size driveway that leads to the garage. The gardens are well stocked and predominantly laid to lawn with a patio to the rear of the garden, natural hedging and numerous mature shrubs and trees. A delightful pergola with lovely Wisteria is just to the rear of the patio. There is a greenhouse and garden sheds.

General information:

The property has oil fired central heating by radiators.

Council tax band: F

East Hertfordshire District Council

Energy rating : F

Drainage is by septic tank: Please note that the present drainage system does not comply to modern requirements and will need to be replaced by the new owners. Interested parties must take the cost of such work into account prior to making an offer.

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 home!

