

Approximate Gross Internal Area
229.97 sq m / 2475.37 sq ft
Garage Floor Area
77.45 sq m / 833.6 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



- Executive Detached House
- Delightful Modern Development
- Spacious Kitchen/Dining Room
- Reception Room & Study
- Six Good-Size Bedrooms
- Family Bathroom & 3 En-Suites
- Low Maintenance Rear Garden
- Driveway & Double Garage
- No Upward Chain

ARTHUR MARTIN-LEAKE WAY, HIGH CROSS

6 4 3 EPC B

CHAIN FREE A superbly presented executive detached family house positioned in this delightful modern village setting. Features include a spacious kitchen/dining room, utility room, living room, study, 6 bedrooms and 4 bathrooms. Driveway parking and double garage. Internal viewing essential!

GUIDE PRICE
£835,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown
@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, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		



ARTHUR MARTIN-LEAKE WAY, HIGH CROSS

GUIDE PRICE
£835,000

CHAIN FREE A superbly presented executive detached family house positioned in this delightful modern village setting. Features include a spacious kitchen/dining room, utility room, living room, study, 6 bedrooms and 4 bathrooms. Driveway parking and double garage. Internal viewing essential!

PROPERTY INSIGHT

Ensum Brown are delighted to present Oakmont to the sales market, a superbly presented executive detached family house located in the desirable village of High Cross within a short drive to the neighbouring towns of Ware, Hertford and Buntingford.

The property offers versatile and spacious living accommodation arranged over three floors and ideally suited for a growing family. The ground floor features a generous living room, study, fantastic open-plan kitchen/dining room with patio doors leading out to the rear garden, separate utility room and WC plus on the first floor there are four well-presented bedrooms, family bathroom and en-suite to the principal bedroom. Moving up to the second floor there are a further two bedrooms and two en-suites.

Externally, the low maintenance rear garden is seduced and offers a large paved patio area leading to an area laid to artificial lawn with side access to the front of the property. There's a great size double garage ideal for storage or for additional parking and above this on the first floor there is a games room ideal for relaxing.

Call Ensum Brown today to arrange your private viewing time, this property won't be available for long!

LOCATION - NEAREST TOWN: 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.

