



- Individual Detached House
- Rarely Available Location
- Spacious Living/Dining Room
- Two Good-Size Bedrooms
- Re-Fitted Kitchen
- Ground Floor Shower Room
- First Floor Family Bathroom
- Close To High Street & Station
- No Upward Chain

HIGH STREET, WARE

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CHAIN FREE Ensum Brown are delighted to offer for sale this quirky and individual detached house featuring an open-plan kitchen/living/dining space, ground floor shower room, two bedrooms and first floor family bathroom. Perfectly positioned in a courtyard setting just off the high street. An internal viewing is recommended.

GUIDE PRICE
£450,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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



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PROPERTY INSIGHT

Ensum Brown are thrilled to offer to the market this quirky and highly individual two bedroom two bathroom detached house built in 2005 and occupying a superbly secluded position in this courtyard located just off the high street in Ware with all its amenities just a short stroll away. An internal viewing is highly recommended.

Approaching the property from the private road off the high street the house is positioned at the front of the courtyard and is accessed via double gates to the rear. Upon entering the property through the cottage-style front door you are greeted by a small entrance hall which provides access to the open plan lounge/kitchen. The open-plan living is the perfect space to either relax after work or host for friends and family. The space benefits from patio doors to the rear which lead out into the courtyard style garden.

The kitchen benefits from a range of wood wall and base units with laminate worktops and there is a stainless steel sink with drainer and chrome mixer tap. The kitchen further benefits from a 4 ring hob and built in oven with stainless steel extractor fan with space underneath the worktops for a fridge freezer.

The downstairs space also benefits from a shower room with tiled flooring, low level flush W/C, wash hand basin and fully tiled shower with chrome wall mounted shower. There is a chrome wall mounted, heated towel rail with partly tiled walls, extractor fan and spotlights to ceiling. Off the shower room you have the added bonus of a utility space which includes space for a washing machine and dryer, wall mounted gas central heating boiler and spotlights to the ceiling.

Upstairs, the landing area includes carpeted flooring, a loft hatch to part-boarded loft space and doors leading to bedrooms one and two, family bathroom and airing cupboard/storage. Bedroom one is of good size and benefits from a vaulted ceiling, velux window to side aspect with standard window to side aspect, carpeted flooring, TV point and radiator. The room also has space for wardrobes. The second bedroom also has vaulted ceilings with a window to front aspect, carpeted flooring, TV point and radiator with added space for wardrobes.

Going back outside to the courtyard there is a brick retaining wall and fenced boundaries. There's also a shed and the potential for one car parking space on the block paved area.

In conclusion, this is a great opportunity to purchase a beautifully presented and rarely available detached property which offers great living versatility in a superb central Ware location, a must see house!

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!

