



- Superbly Extended Family Home
- Popular Residential Location
- 2 Reception Rooms & Conservatory
- Kitchen & Separate Utility Room
- Ground Floor Cloakroom/WC
- Four Good-Size Bedrooms
- Family Bathroom & En-Suite
- Off Street Parking & Garage
- Generous Rear Garden

## CROMWELL ROAD, WARE

4 2 2 EPC

Ensum Brown offer for sale this superbly extended family home located in a desirable location within walking distance of the town centre & train station. Situated on a very generous plot and featuring 2 reception rooms, kitchen, utility room, 4 bedrooms & 2 bathrooms. An internal viewing is highly recommended.

GUIDE PRICE  
**£650,000**

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 delighted to offer for sale this superbly extended family home located in this popular residential location within walking distance to the town centre and train station. The property offers spacious living accommodation throughout to include two generous reception rooms, large conservatory currently being utilised as a formal dining room, fitted kitchen and separate utility room, ground floor cloakroom/WC plus upstairs there are four bedrooms, family bathroom and en-suite to the delightful principal bedroom.

Approaching the property it sits nicely in this family orientated location, there is driveway providing ample parking for several vehicles and in addition to this at the back of the property there is a single garage with a parking space in front. The front of the property has two brick retaining walls and a privacy hedge as well as a wooden gate providing side access to the back of the house.

Once inside, you are greeted by a warm and welcoming entrance hall with well-presented neutral décor complete and wood flooring, this sets the tone for the rest of this lovely property. Positioned off the entrance hall is the well equipped fitted kitchen benefitting from tiled flooring and partly tiled walls, double glazed window to the front aspect and integrated appliances to include dishwasher, low level fridge and separate freezer. Also offering a range of matching white wall and base units complemented by laminate worktops as well as a stainless steel double oven with 4 ring hob and extractor over.

There's also a separate utility room with a double glazed window to the front aspect and single door leading out to the side garden. The utility room offers tiled flooring, radiator, space for washing machine and dryer plus a range of wall and base units with laminate worktops. The cloakroom/WC is positioned off the utility room and features a 2-piece white suite comprising low level flush WC and wash hand basin complemented by tiled flooring, radiator and an obscured double glazed window to the front aspect.

The ground floor living accommodation is extensive and flexible offering a superbly spacious reception room, an ideal space to relax and unwind; this room offers fitted carpet and a double glazed window providing a pleasant outlook over the rear garden. A door then leads into the formal living room offering fitted carpet, double glazed window to the rear aspect, feature electric fireplace with hearth, wall-mounted TV point, radiator and cover plus sliding double glazed doors to the excellent dual-aspect conservatory which offers vinyl flooring, double glazed windows to the rear and side aspects (with fitted blinds), radiator and double glazed patio doors leading out to the rear garden.

Going up to the first floor accommodation you have a generous carpeted landing area providing access to all four bedrooms and the family bathroom. All the bedrooms in this home are of a good size with the piste de resistance being the generously proportioned principal bedroom accompanied by its own en-suite shower room which offers a 3-piece suite including an enclosed shower unit, low level flush WC and wash hand basin with vanity unit under. The family bathroom has been tastefully re-fitted comprising a 3-piece suite to include low level flush WC, wash hand basin and P-shaped bath with chrome wall-mounted shower.

Externally, the west-facing rear garden is greatly secluded being tiered and arranged over different levels with steps leading up to an elevated patio area with an area laid to lawn. There's also an elevated decked area ideal for al-fresco dining in the warmer months and from this area there is a gate which leads out to the single garage and parking space.

## 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.

