



- Fantastic Family Home
- Superb Open-Plan Living Space
- Living Room Overlooking Garden
- Fitted Kitchen & Utility Room
- Ground Floor Cloakroom/WC
- Four Good-Size Bedrooms
- Family Bathroom & En-Suite
- Driveway Parking For 2 Cars
- Glorious West-Facing Garden

CANONS ROAD, WARE

🛏️ 4 🚗 2 🛋️ 2 EPC D

Ensum Brown are pleased to offer for sale this extended semi-detached family home in a popular road close to the high street & train station. Featuring an open-plan kitchen/reception space, additional living room, utility room, ground floor WC, 4 bedrooms & 2 bathrooms. Driveway parking and west-facing rear garden. Must view!

OFFERS IN EXCESS OF
£550,000

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 | | |
| (69-80) | C | | 78 |
| (55-68) | D | 60 | |



CANONS ROAD, WARE

OFFERS IN EXCESS OF
£550,000

Ensum Brown are pleased to offer this extended semi-detached family home in a popular road close to the high street & train station. Featuring an open-plan kitchen/reception space, additional living room, utility room, ground floor WC, 4 bedrooms & 2 bathrooms. Driveway parking and west-facing rear garden. Must view!

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this rarely available four bedroom extended semi-detached family home ideally positioned in a popular residential road within easy walking distance to Ware's bustling and vibrant high street & British Rail Train Station with its fast link into London Liverpool Street (approx. 40 minutes journey time).

The property offers the incoming purchaser a wonderful opportunity to create their ideal forever family home with the option to extend (STPP) to the rear and into loft space.

Upon approaching this home it has great curb appeal offering a block paved driveway with off-street parking leading to an integral single garage with electrically operated roller shutter door. The bright and welcoming entrance hall is accessed via a composite front door and benefits from wood flooring, radiator plus stairs leading up to the first floor accommodation. A door leads through to the open-plan reception/kitchen.

Once you step into the reception/kitchen it gives a great first impression with wood flooring, neutral decoration and a double glazed bay window to the front aspect, two radiators and a feature working gas fire plus a accompanying hearth. Also benefitting from spotlights to ceiling and double doors leading to the living room meaning that you can open up the doors and have it as one big entertaining space or with the option to close the doors and have a separate cosy living room overlooking the lovely rear garden - it offers the best of both worlds. The living room is an ideal space to relax and unwind with fitted carpet, radiator, double glazed window to side aspect and double glazed sliding doors leading out to the garden.

Going to the kitchen, this is a good size fitted with a comprehensive range of matching grey wall and base units complemented by laminate worktops. Integrated appliances comprise a low level fridge and dishwasher and there's space for a freestanding oven/hob with built-in extractor above. Also offering wood flooring and a breakfast bar area making it a sociable space so it's easy to interact with the family or guests when they come to visit and you're preparing a meal.

Heading through to the separate utility room which is a part-conversion of the garage, this is a superb separate space from the kitchen and offers a range of wall and base units with laminate worktops as well as space for a washing machine and dryer plus vinyl flooring and double glazed doors leading out to the rear garden. Sliding doors open to the garage which is ideal for storage and also offers a handy work-bench. In addition, the cloakroom/WC is accessed via the utility room and is fitted with a low level flush WC with wash hand basin and vinyl flooring.

Upstairs there is a split-level landing with doors leading off to the four bedrooms and family bathroom. There is also a loft hatch providing access to a boarded and insulated loft space; the loft is a good-size and is ideal for storage but can be converted into an additional bedroom (STPP) if required.

The well proportioned principal bedroom is located to the front of the property with double glazed window, radiator, fitted carpet and built-in double wardrobes. A stunningly re-fitted en-suite shower room is accessed via this bedroom, comprising a low level flush WC, wash hand basin and shower unit with chrome wall-mounted shower system. Also featuring tiled flooring and walls, obscured double glazed window to the rear aspect and spotlights to ceiling.

The second bedroom is also of a good size and features double glazed window to the front aspect, laminate flooring, radiator and built-in wardrobes with storage over. Moving into bedroom three, this room offers laminate flooring, radiator, double glazed window to rear aspect and built-in wardrobes with storage over. The fourth bedroom is currently being used as a walk-in wardrobe however it would be perfect to use as a nursery or office space with laminate flooring, radiator, double glazed window to front aspect and built-in wardrobes with storage over.

The family bathroom is bright and spacious fitted with a three piece suite comprising low level flush WC, wash hand basin and bath with screen and wall-mounted chrome shower. Also with tiled flooring and walls, spotlights to ceiling and an obscured double glazed window to rear aspect.

Externally, to the rear of the house, the truly delightful larger than average west-facing rear garden commences with a patio area ideal for al-fresco dining and entertaining which leads to a large area laid to lawn with a mature range of mature shrub and plant borders complete with shed. There's also excellent potential for a summerhouse at the foot of the garden. All in all a great space ideal for a growing family.

This property is a fantastic family home in a very convenient location and must be viewed to be fully appreciated!

