



 **WESTWOODLEBER**
LET US GUIDE YOU HOME

Clarks Close, Ware, SG12 0QH
Offers in excess of £450,000



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Westwood Leber is delighted to present this chain-free, three-bedroom semi-detached family home. Set within the desirable Kingshill development, a popular residential area just a 10-minute walk from Ware Town, this property offers generous living spaces, including a well-sized kitchen, a spacious lounge and a three-piece bathroom suite. Upstairs, you'll find three well-proportioned bedrooms and the opportunity to add en-suite to master. Additional highlights include a separate garage, well landscaped rear garden and parking for several cars. With its ideal location and ample features, early viewing of this star buy is highly recommended.

Ware is located just 24 miles north of Central London, with excellent connectivity via the A10 and A414, ensuring easy access to the capital and nearby towns. The town center provides a vibrant mix of amenities, including supermarkets, boutique shops, restaurants, and traditional pubs. Only a few hundred yards from the River Lee, the property offers proximity to the town's historic Gazebos and scenic riverside walks extending towards Hertford to the west and Broxbourne to the south. Families will appreciate the property's location within the catchment areas for both St. Catherine's Primary School and Chauncy Secondary.

The mainline station, approximately 1.2 miles from the property, offers direct services to Liverpool Street in just around 40 minutes. Additional routes from Broxbourne provide convenient access to Stansted Airport, Cambridge, and cross-London services via Tottenham Hale.

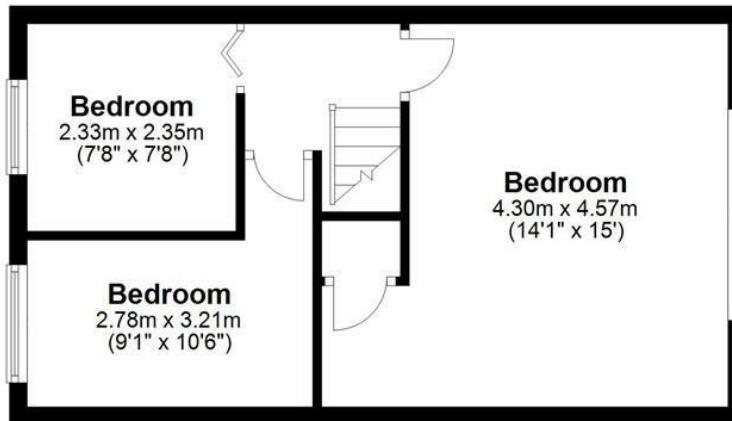


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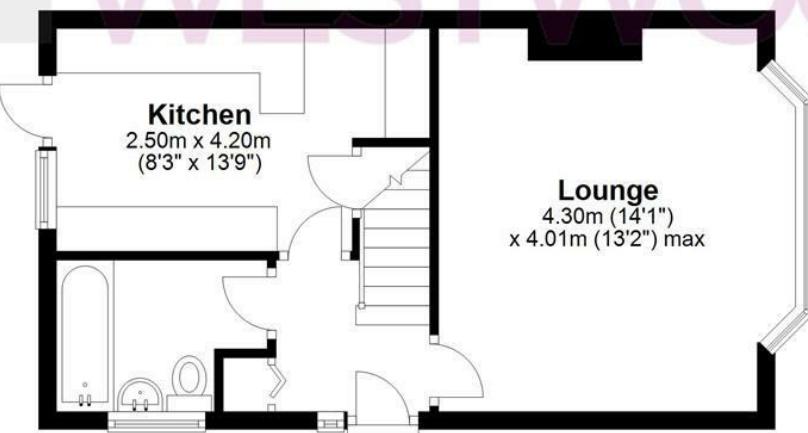
First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



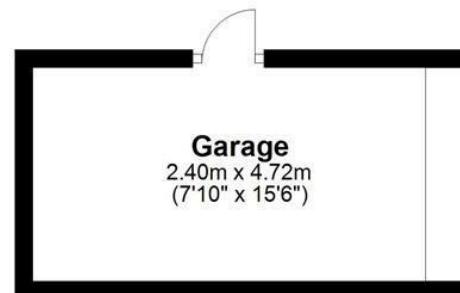
Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Garage

Approx. 11.3 sq. metres (121.8 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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