



£575,000

Marshalls Lane, High Cross

KI

Marshalls Lane, High Cross, SG11 1AH

Keith Ian are pleased to offer for sale this fantastic opportunity to purchase this wonderful 4 bedroom semi detached house with huge potential to improve and extend to create a substantial family house STPP. The property as it stands offers spacious accommodation with a spacious L Shaped lounge, good size kitchen and conservatory. On the first floor there are 4 bedrooms (3 good doubles) and a shower room. Other benefits are a downstairs WC, gas central heating, garage, carport and ample parking for multiple cars. Marshalls Lane is a sought after location within High Cross and with the potential this property offers we do not anticipate this property being available for long.

High Cross is located 27 miles North of Central London along the old Roman Road, Ermine Street. The capital and other large towns are easily accessible via its many road links such as the A10 and A414.

Ware's historic town centre is only a few miles away and offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The nearest mainline station is located in Ware which is approximately 3.3 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.





Entrance Hallway

Lounge/ Diner

19'7 x 18

Kitchen

12'7 x 8'8

Conservatory

17'5 x 7'6

Downstairs WC

Bedroom One

11'1 x 10'6

Bedroom Two

14'4 x 8'2

Bedroom Three

11 x 9'4

Bedroom Four

10'6 x 6'2 max

Shower Room

Garden

what3words

///good.galaxy.bossy

Council Tax

Band E

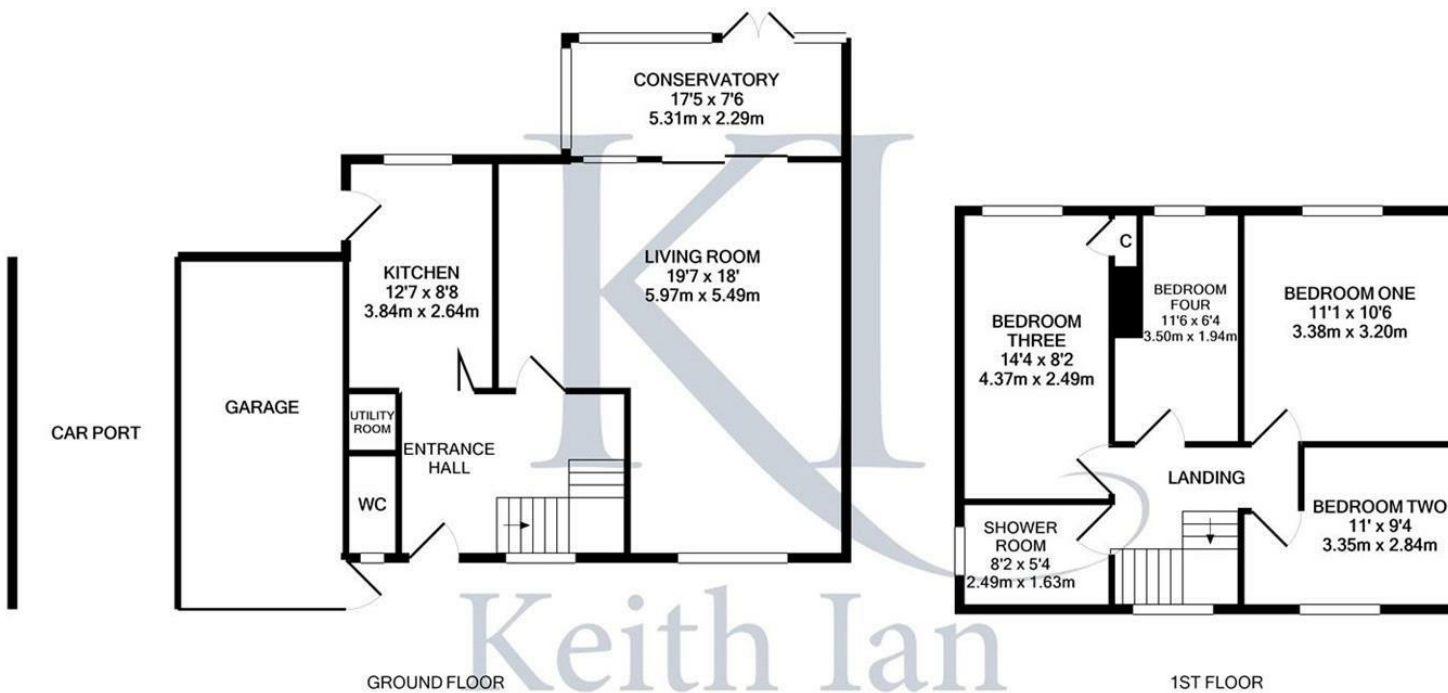
£2550.87 per annum for 2022/23

Please confirm with your legal representative.

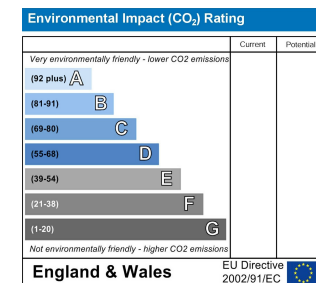
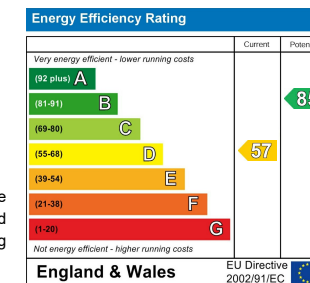
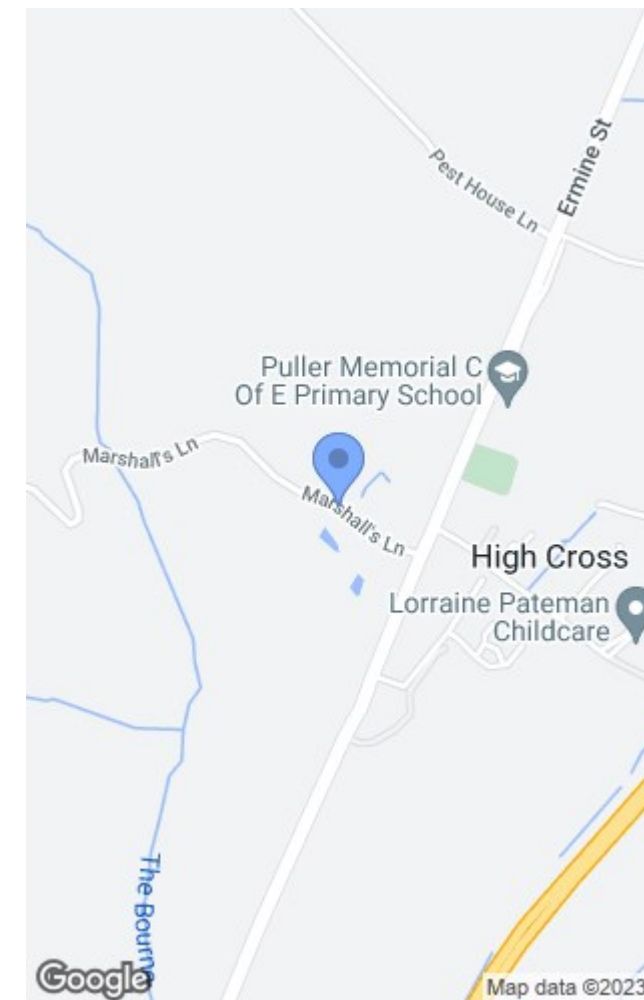








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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