



£575,000

Farm Close, Ware

KI

Farm Close, Ware, SG12 7SQ

Keith Ian are pleased to offer this fantastic four bedroom semi detached home positioned within this quiet cul-de-sac location in Ware! Built in 2015 by High Oaks Grove Development the property benefits from a spacious living room, modern open plan kitchen, superb dining/family room extension with bi folding doors onto the garden, brand new ground floor shower room with w/c, four generous sized bedrooms and a newly fitted family bathroom! Externally there is off street parking for two vehicles and a landscaped low maintenance rear garden with artificial lawn!

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The historic town centre 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 mainline station is located approximately 1.2 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.





Accommodation Comprises:

Entrance Hallway

Lounge

13'2 x 13'2

Kitchen

15'6 x 14'6

Dining Room

13 x 10'1

Downstairs Shower Room

6'9 x 6

Bedroom two

13'8 x 9

Bedroom three

9'10 x 8'3

Family Bathroom

Bedroom One

12 x 11'9

Bedroom four

11'2 x 9'7

W/C

Garden

Council Tax

Band E

Annual Charge £2,676.49 2023/2024

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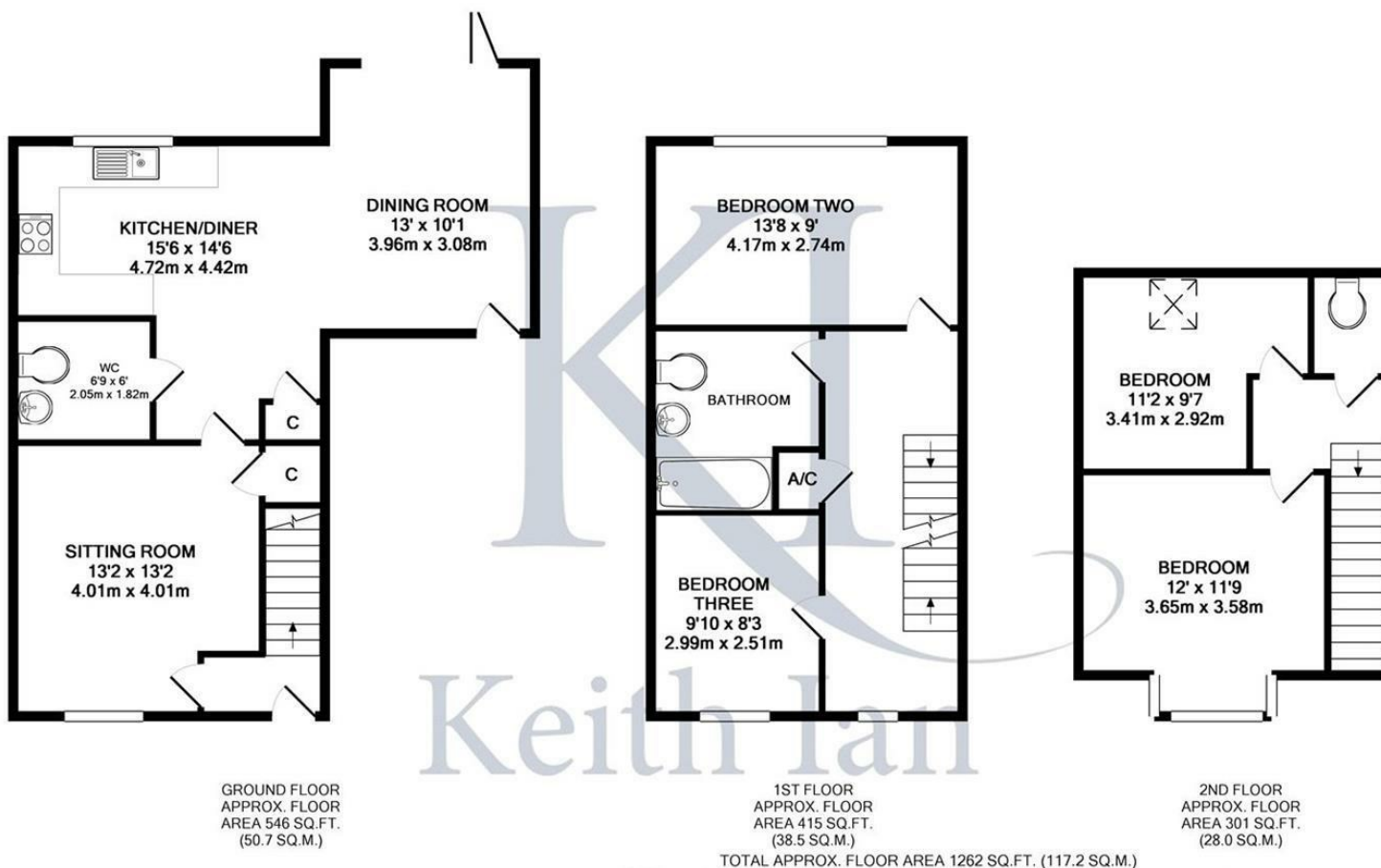
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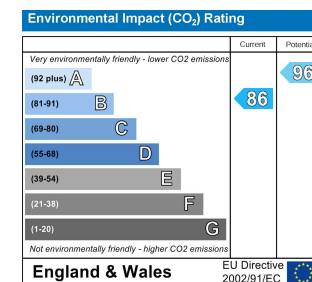
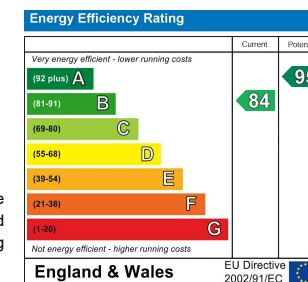
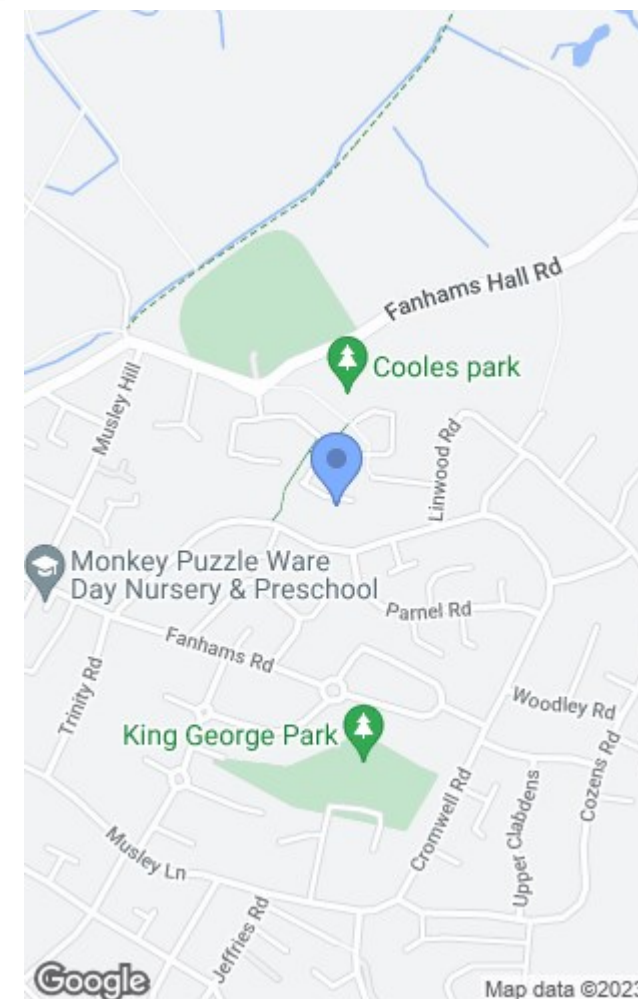








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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