



KI Keith Ian

*Upper Clabdens, Ware, SG12 7HB
Price Guide £400,000*



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*Keith Ian are pleased to present this CHAIN FREE, THREE BEDROOM family home for sale. Situated on the desirable quiet road of Upper Clabdens, this spacious family home offers excellent accommodation and living space; three well proportioned bedrooms upstairs, lounge, kitchen, utility room and lengthy garden. Other benefits include double glazed windows throughout and potential to extend at the rear (*subject to the relevant planning permissions*).*

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.

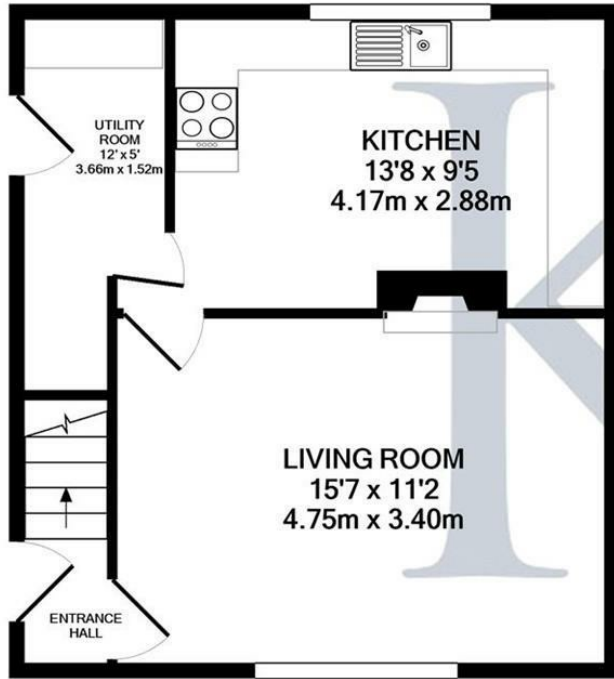
The mainline station is located approximately 1.1 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

This property is council tax band B, with a yearly payment of £1510.00

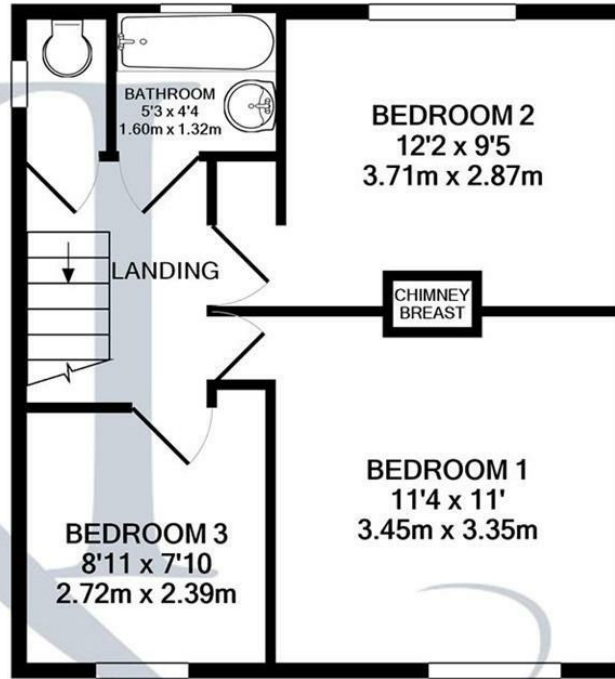








GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

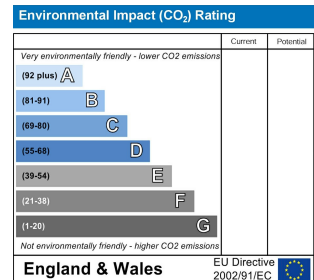
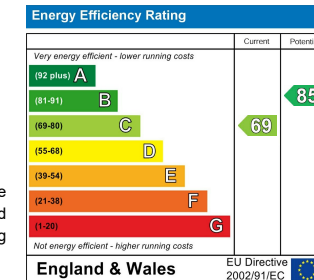


1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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