



£400,000

Watton Road, Ware

Watton Road, Ware, SG12 0AA

Keith Ian are delighted to offer this CHAIN FREE and recently redecorated three bedroom town house located in Ware's town centre. Offering three bedrooms, ensuite to main bedroom, family bathroom, kitchen/diner, large lounge, utility and ground floor cloakroom. In addition there is secure off street parking in a car port to the rear of the property. Please note this property does not offer any outside space.

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

Its historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and pubs. 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 0.6 miles from the property and offers services into Liverpool Street in around 40minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

ENTRANCE HALL

KITCHEN/DINER

12'10 x 11'1 (3.91m x 3.38m)

UTILITY ROOM

8'5 x 7'8 (2.57m x 2.34m)

WC

FIRST FLOOR

LIVING ROOM

15'4 x 14'3 (4.67m x 4.34m)

BEDROOM TWO

13'5 x 10' max points (4.09m x 3.05m max points)

BEDROOM THREE

8'6 x 7'7 (2.59m x 2.31m)

BATHROOM

SECOND FLOOR

BEDROOM ONE

15'2 x 14'6 (4.62m x 4.42m)

EN-SUITE

CAR PORT

WHAT3WORDS

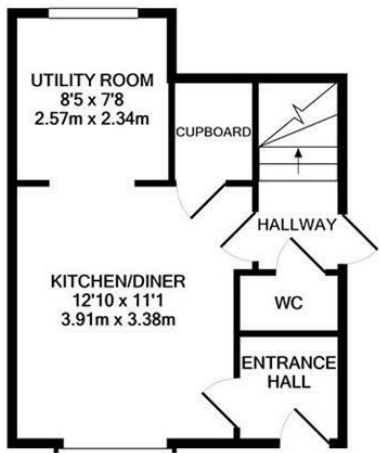
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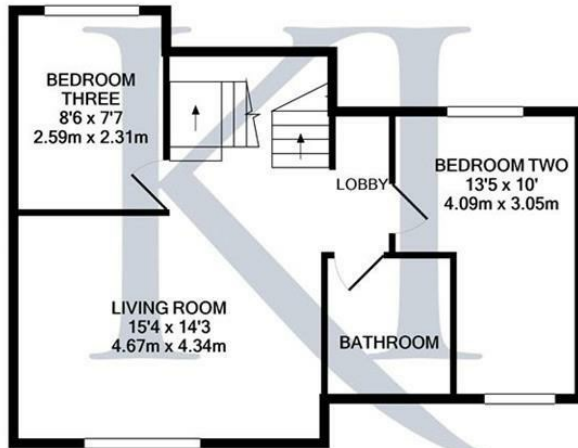








GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



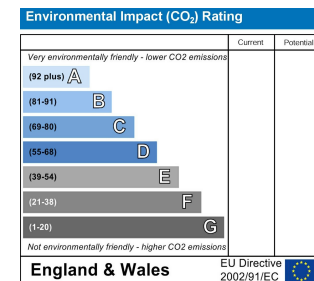
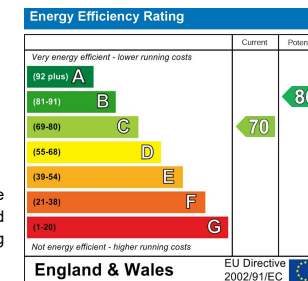
1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1164 SQ.FT. (108.1 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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