



£700,000

Keith Jarman
Fanshawe Crescent, Ware

KI

Fanshawe Crescent, Ware, SG12 0AR

This impressive four-bedroom semi-detached, brought to the market by Keith Ian, is in a popular location within easy and level walk of Ware town centre. Comprising three reception rooms with plenty of space to live and work, plus kitchen/breakfast room, utility area, and WC/shower on the ground floor. The first floor offers three double bedrooms, a single bedroom, plus en-suite to main bedroom and a family bathroom. The property has been well maintained by the current owner. To the front is a large drive with room for several vehicles.

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 house is just a few hundred yards from the River Lee, which runs through the town centre with its famous Gazebo, and offers scenic walks towards Hertford to the west and Broxbourne to the south. It is also in the catchment area for both St Catherine's primary school, and Chauncy secondary.

The mainline station is located approximately 1 mile 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:

Lounge

16'8 x 11'5

Kitchen/ Breakfast Room

18'3 x 12'2 max

Dining/ Family Room

15 x 14 max

Study/ Playroom

12'8 x 10'1

Downstairs Shower Room

Utility Area

Bedroom One

18'8 x 11'1

En-suite

Bedroom Two

12 x 11'7

Bedroom Three

11'7 x 10'2 max

Bedroom Four

8'10 x 7'7 max

Family Bathroom

Garden

Council Tax

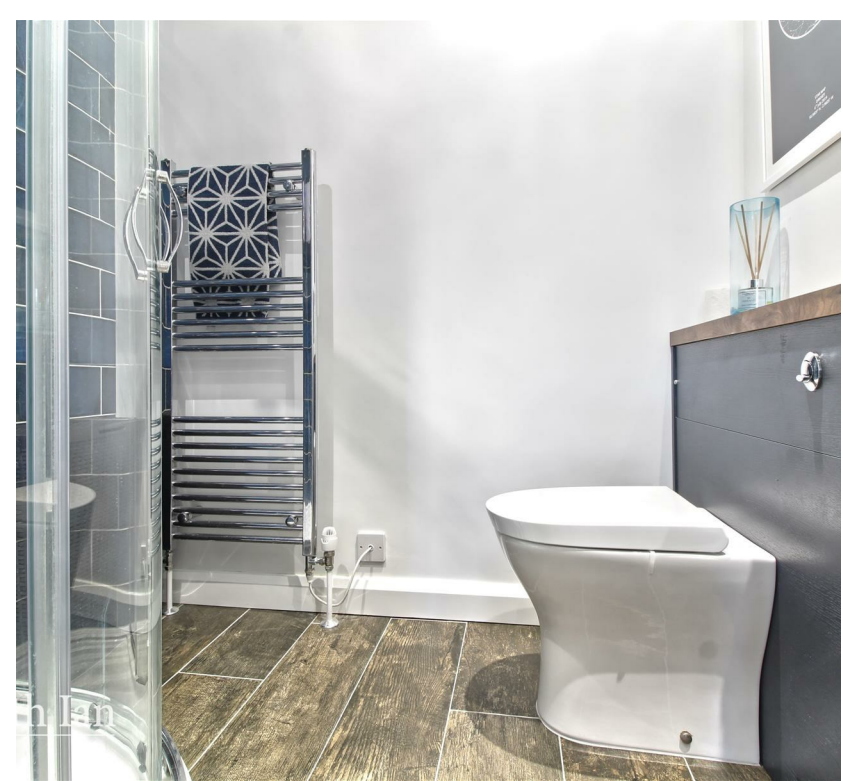
Band E

Annual charge £2,550.87 2022/ 2023

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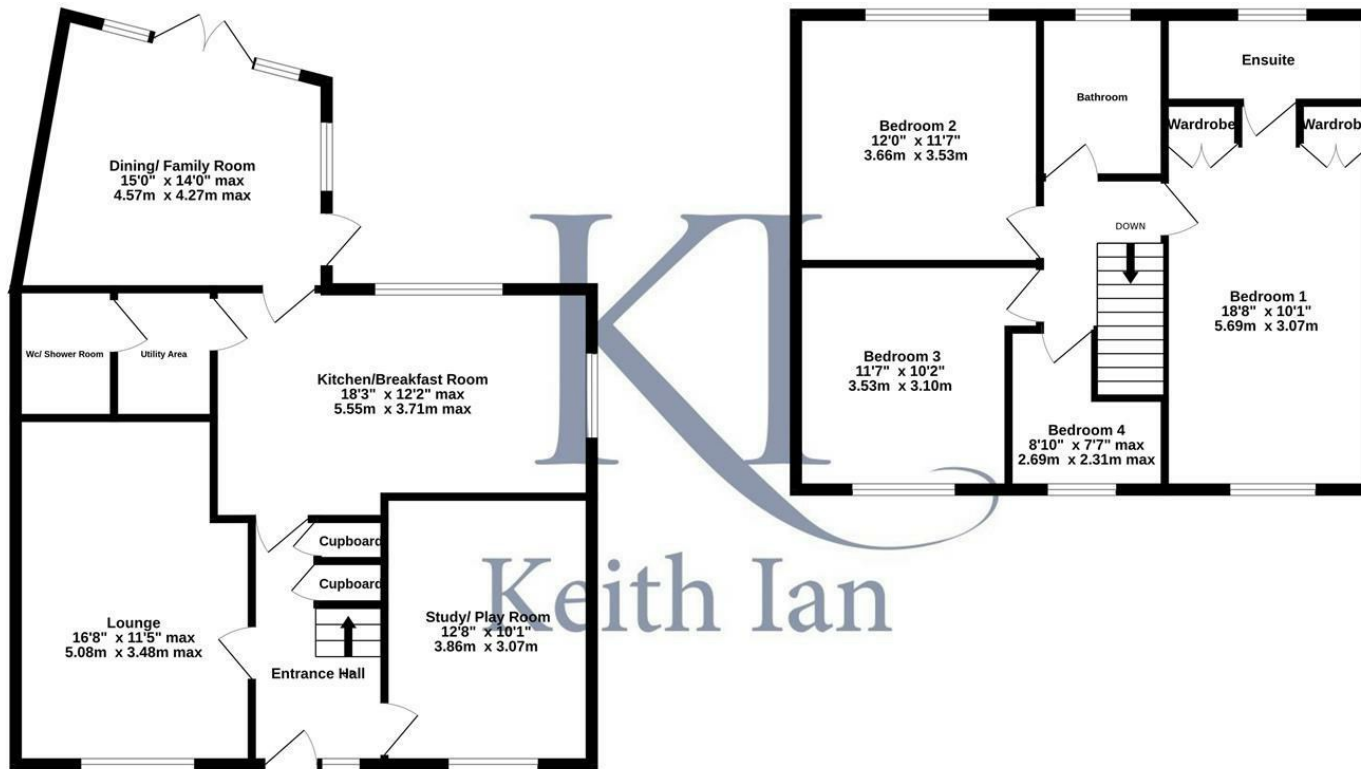
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Ground Floor
797 sq.ft. (74.0 sq.m.) approx.

1st Floor
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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/fitings 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 check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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