



£625,000

Elms Road, Ware

Elms Road, Ware, SG12 7HT

Keith Ian are pleased to bring to market this thoughtfully extended five bedroom semi detached family home situated in a quiet cul-de-sac close to local countryside and schools. The property benefits from downstairs cloakroom, sociable open plan kitchen/diner, living room plus a further reception room to the ground floor. The first floor comprises four bedrooms and a family bathroom with stairs leading to the second floor which boasts a large main bedroom with en-suite and storage. There is off street parking to the front and a rear garden with side access.

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.





Entrance Hallway

Lounge
13'1 x 14'1

Kitchen/ Diner
21'7 x 11'9

Utility Room

Downstairs W/C

Study
9'8 x 6'9

Bedroom Two
14'6 x 10'5

Bedroom Three
13'1 x 10'7

Bedroom Four
13'1 x 10'7

Bedroom Five
8'10 x 7

Bathroom

Master Bedroom
15'7 x 15'6

En-suite

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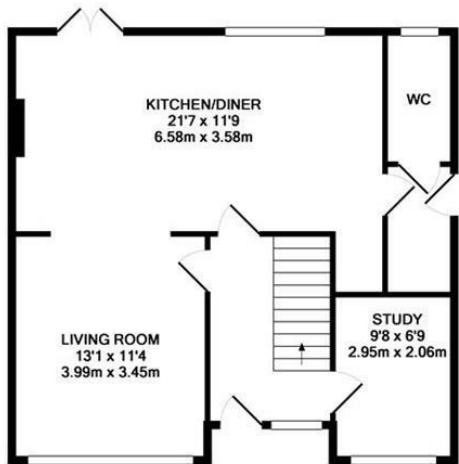
Council Tax
Band D
Annual cost £2,087.07 for 2022/23



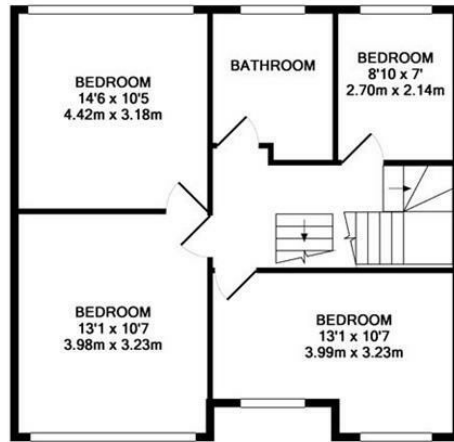




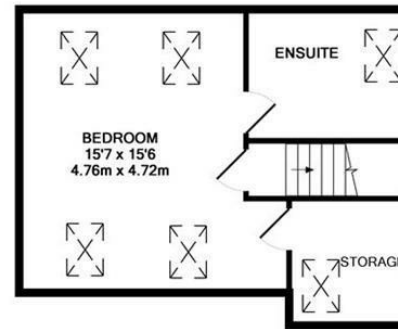




GROUND FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)



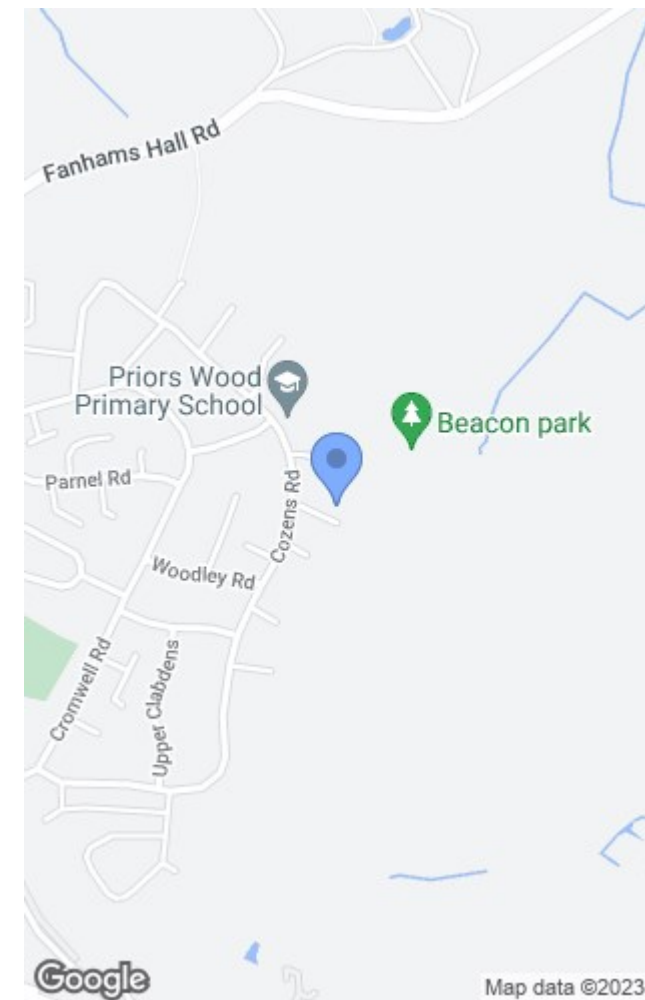
1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1621 SQ.FT. (150.6 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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