



KI Keith Ian

Orchard Close, Ware, SG12 8AH
£420,000



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Keith Ian are delighted to offer this three bedroom end of terraced house. Comprising three large bedrooms, deceptively spacious living/dining area, integral garage and a lengthy garden. This property is a perfect family home, offering local amenities such as Primary Schools, St. Margaret's train station, village parks and riverside walks. In the ever sought after village location of Stanstead Abbots in a cul-de-sac, this property must be viewed to be fully appreciated!

Stanstead Abbots is located 22 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.

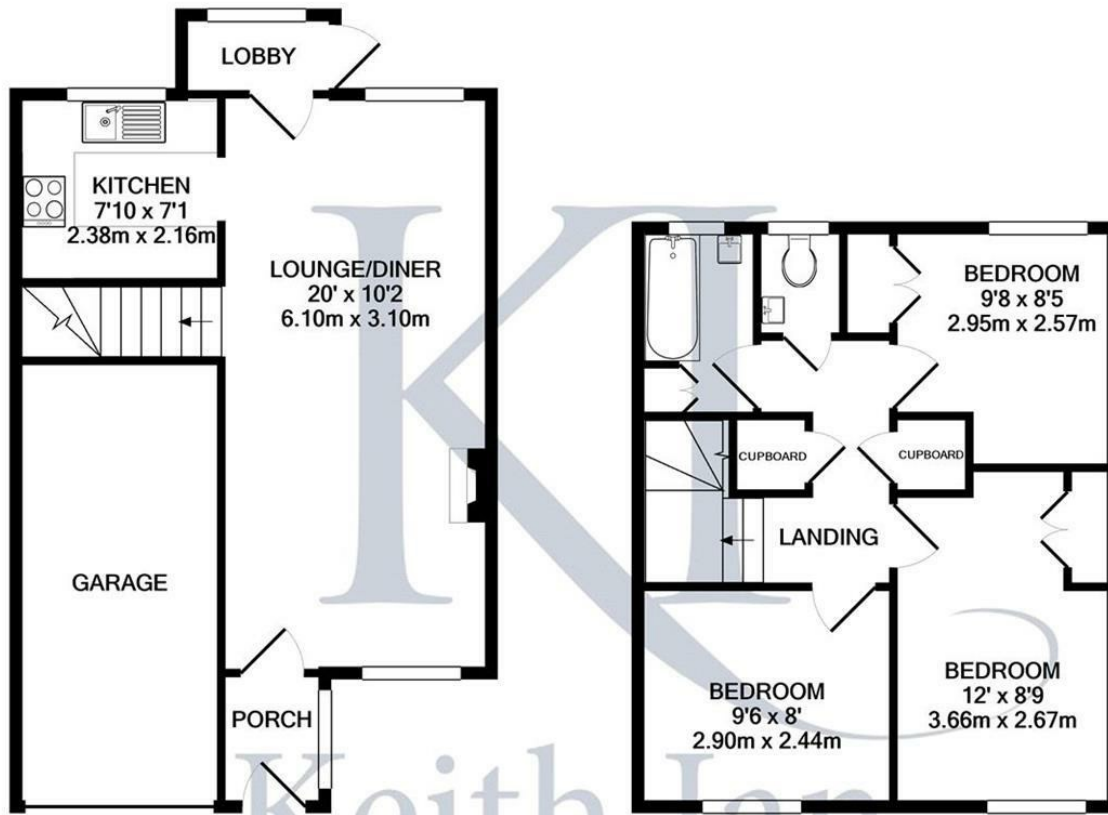
The village offers a superb array of amenities including convenience stores, shops, restaurants and public houses. The River Lee runs through the village with scenic walks towards Broxbourne to the South and Ware to the North.

St Margarets mainline station is located approximately 0.2 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.









GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 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.



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	80

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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