



£775,000

Little Acres, Ware

KI

Little Acres, Ware, SG12 9JW

Keith Ian are delighted to offer for sale this substantial 4 bedroom detached house located on the favoured south side of Ware. The property offers spacious accommodation including 2 reception rooms, a good size kitchen, utility room with shower, useful study/ office and a downstairs WC on the ground floor. On the first floor there are 4 well proportioned bedrooms. The master bedroom has access to a roof terrace, which is great for those bright summer mornings or warm summer evenings. Other benefits are a 4 piece family bathroom, double glazing, gas central heating and a large rear garden. The property has scope to extend STPP and currently has a driveway for 2 vehicles.

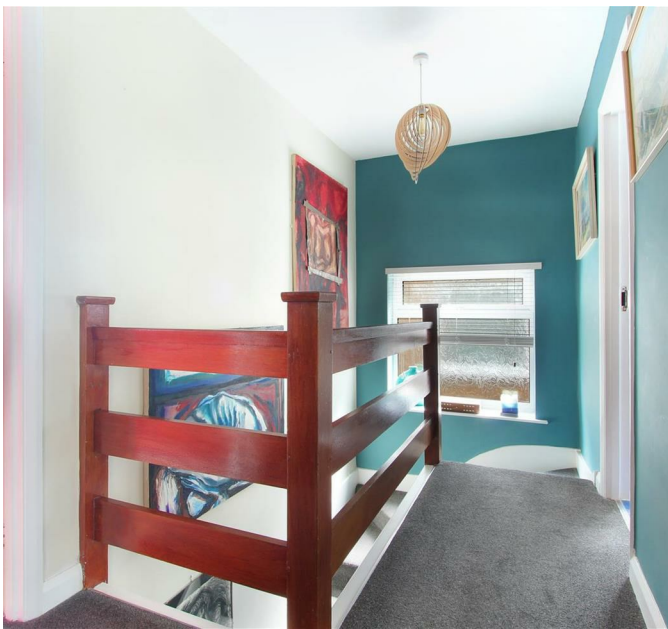
Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

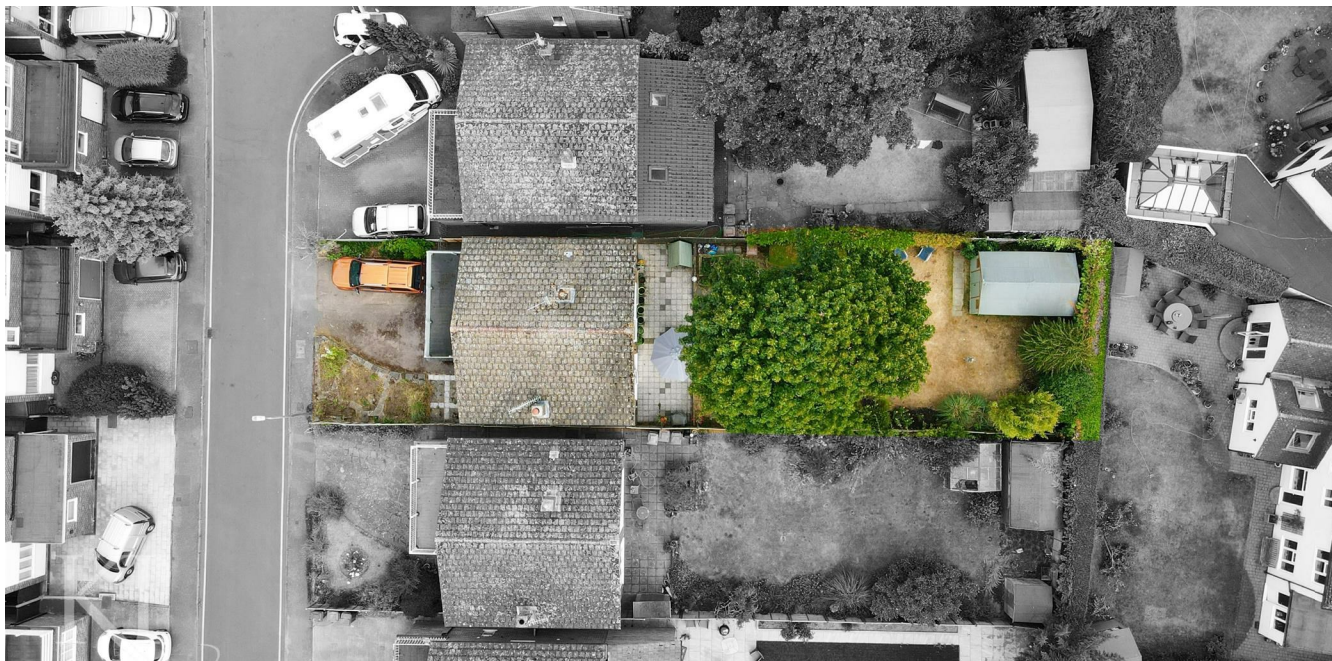
Presdales School is located just 0.5 miles from the property and Ware's mainline station is 0.4 miles away which offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.





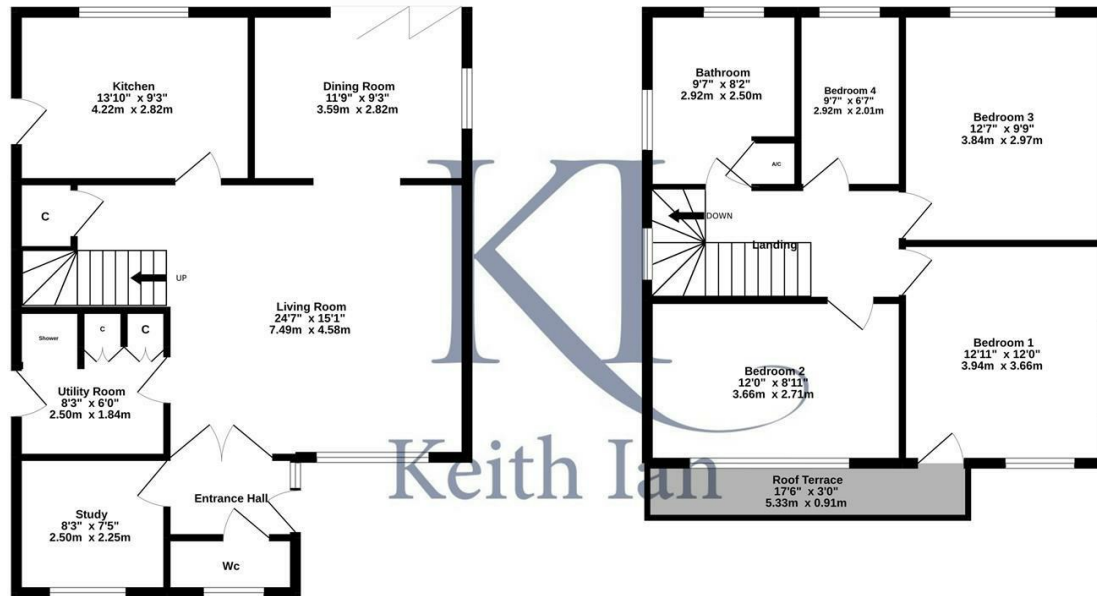






Ground Floor
710 sq.ft. (65.9 sq.m.) approx.

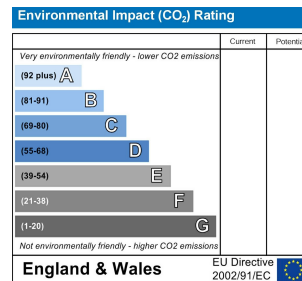
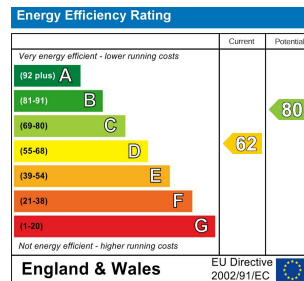
1st Floor
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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Entrance Hallway

Lounge

22'3 x 15 max

Dining Room

11'9 x 9'3

Kitchen

13'0 x 9'3

Utility Room

9 x 8'3

Study

8'3 x 7'5

Bedroom One

12'11 x 12

Roof Terrace

Bedroom Two

12'11 x 12'7

Bedroom Three

12 x 8'11

Bedroom Four

9'7 x 6'7

Bathroom

9'7 x 8'2

Garden

Council Tax

Band F

£3,014.65

what3words

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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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