



KI Keith Ian

Upper Clabdens, Ware, SG12 7HB
£450,000



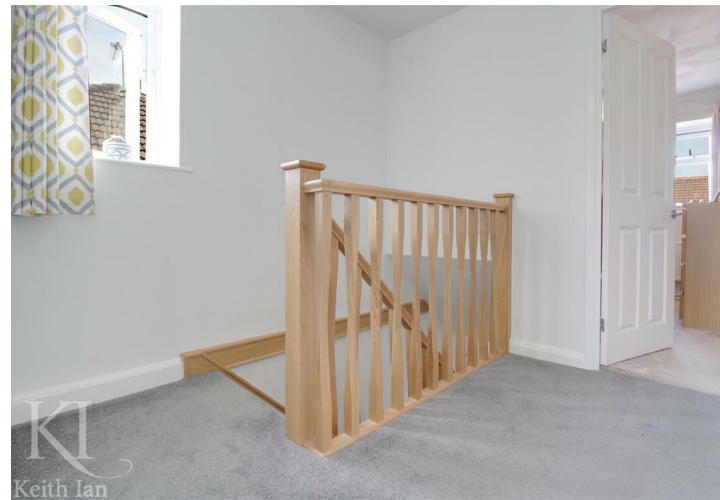
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Keith Ian are proud to present this excellently presented EXTENDED THREE BEDROOM SEMI-DETACHED HOME. Situated to the east of Wares town centre, this well presented family home has been renovated throughout and extended to the rear, providing additional kitchen/diner space. Accommodation comprises two generously sized bedrooms, with bedroom one benefitting from built in wardrobes, a third bedroom and a modern three piece white family bathroom suite.

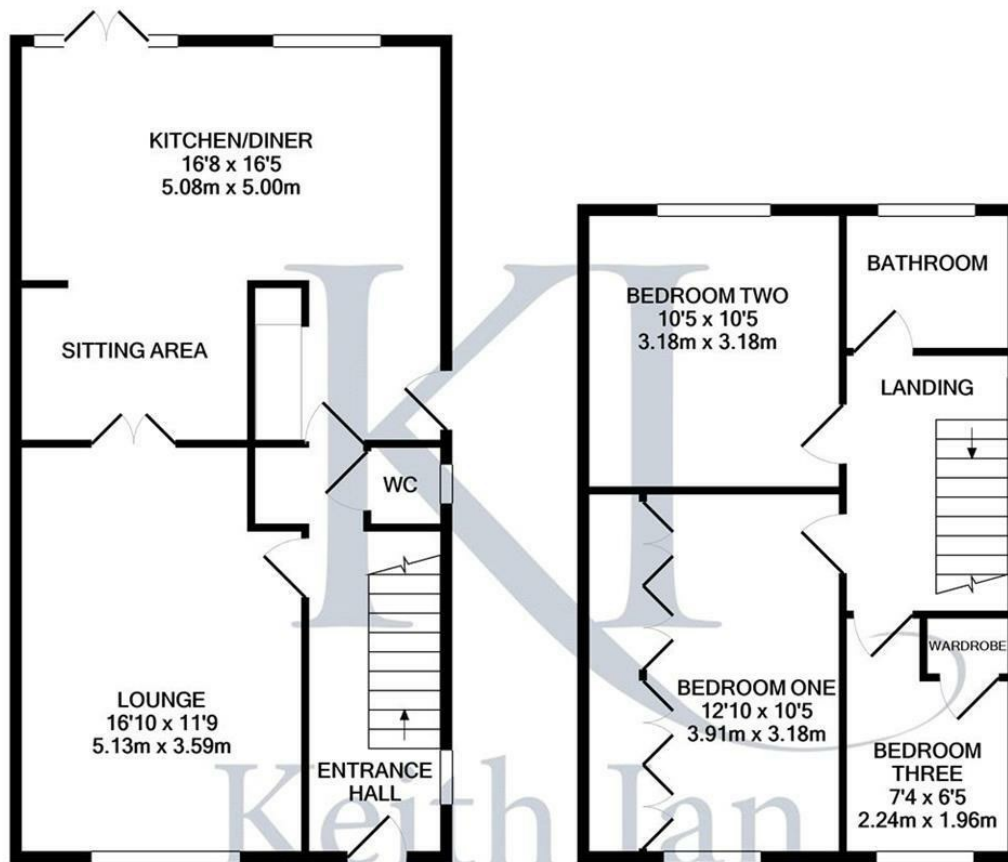
Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee 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 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.









GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 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/fitments 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	

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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