



**Oliver  
Minton**  
*Sales & Lettings*

**3 Brook End,  
Ware, Nr. Ware  
Herts SG12 7QD  
Price Guide £475,000**

Nestled in the tranquil village of Ware, within a small enclave of just four homes, this beautifully presented and thoughtfully extended semi-detached house offers the perfect blend of modern living and peaceful surroundings.

Through an enclosed porch, you are welcomed into a spacious, dual aspect living/dining room, which is perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen breakfast room is well equipped, to include a range style cooker, integrated dishwasher and a central island/breakfast bar. The part vaulted ceiling adds to the feeling of light and space.

The first floor boasts two well-proportioned double bedrooms and a stylish, contemporary bathroom which provides a comfortable and relaxing environment.

Outside, you will find a landscaped, private garden, offering a perfect spot for outdoor relaxation or entertaining. Additionally, the off-road, allocated parking accommodates two vehicles.

Upvc double glazing and gas central heating feature throughout, offering an incoming purchaser a delightful ready-made home.

Enjoying all the benefits of rural life, with the convenience of a popular and traditional village pub close by, the property is placed just a short drive to the charming market town of Ware, which offers a bustling High Street, sports and leisure facilities and schooling for all ages. For the commuter, Ware main-line station offers a frequent service into Tottenham Hale and London Liverpool Street. Excellent road links including the A10, M25 and M11 are within easy driving distance.



### Accommodation

Front door opening to:

### Enclosed Porch

Double glazed window. Attractive tiled floor. Open to:

### Living/Dining Room 7.51m x 3.96m (24'7" x 12'11")

Dual aspect room with double glazed bow window to front, further window to side and fully glazed door opening the garden. Two radiators. Quality wood laminate flooring. Stairs rising to first floor. Under stairs storage cupboard. Covered cornice. Plenty of space for a dining table and chairs. Wide bi-folding doors opening to the kitchen/breakfast room.





### **Kitchen/Breakfast Room 3.70m x 2.87m (12'1" x 9'4")**

Bright and airy room with a part vaulted ceiling and dual aspect double glazed windows to side and rear. This room can be opened up to the living/dining area if entertaining, or closed off if preferred. Fitted with a modern range of high gloss wall and base cupboards with complementary work surfaces over and tiled-up-risers. Matching central island/breakfast bar. Inset one and a half bowl stainless steel sink and drainer. 'Rangemaster' range style cooker with ceramic hob is to remain with an attractive tiled splash-back behind and a brushed steel illuminated extractor canopy above. Integrated 'Bosch' dishwasher. Spaces for washing machine and tall fridge/freezer. Tiled floor. Concealed 'Worcester' gas fired boiler.



### **First Floor**

Landing with doors off to bedroom accommodation and bathroom. Loft access hatch. Loft is boarded with light.

### **Bedroom One 3.95m x 2.45m (12'11" x 8'0")**

Two double glazed windows to rear. Radiator.

### **Bedroom Two 2.90m x 2.81m (9'6" x 9'2")**

Double glazed window to front. Radiator. Coved cornice. Large, double recessed wardrobe cupboard.

### **Bathroom 2.00m x 2.00 (6'6" x 6'6")**

Contemporary white suite. Deep, wide panel enclosed bath with over-bath shower and glazed screen. Low flush w.c. Pedestal wash hand basin. Complementary tiling to walls and floor. Chrome heated towel rail. Extractor fan. Double glazed opaque window.



### **Exterior**

The property benefits from two allocated parking spaces, one to the side of the house, the other directly opposite in the gravel courtyard.

### **Garden**

A lovely feature is the fully enclosed, wrap around garden that has been beautifully landscaped, making the most of the privacy and space available. To the immediate side of the house there is an attractive ceramic paved terrace, ideal for outside dining in the warmer weather. The rear section of the garden is laid to artificial lawn. Wide sleepers retain attractive, mature planting, including a fine specimen bay tree. Two timber garden stores are to remain, one having power and light connected. There are outside power points, water tap and curtesy lighting. Gated side access leads out to the front of the house.

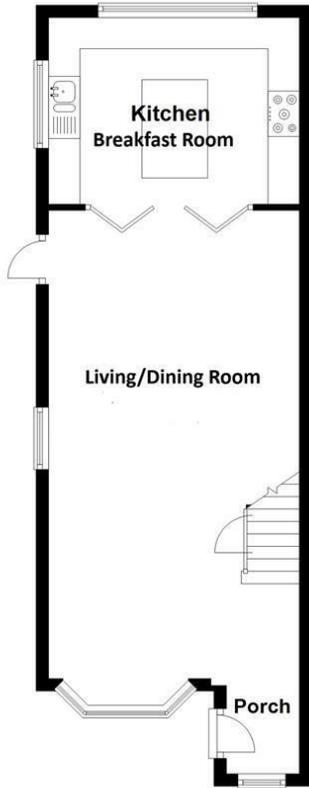
### **Services**

All mains services connected. Mains drainage, electricity and gas central heating via radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





**Ground Floor**  
Approx. 44.6 sq. metres (479.6 sq. feet)



**First Floor**  
Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Brook End, Wareside**

**MORTGAGE ADVICE**

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**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**  
Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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