



£575,000

Park Road, Ware

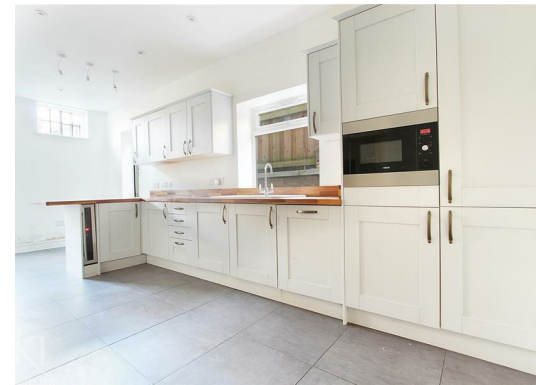
54 Park Road, Ware, SG12 0AN

Keith Ian are delighted to offer this impressive chain free three bedroom family home offering a wealth of character and located just a short walk from the town centre. Offering from two reception rooms and a large refitted kitchen on the ground floor plus a cellar. On the first floor there is a large double bedroom with en-suite shower room, a further large second bedroom and single third bedroom plus a large area which can be utilised as home office or similar. There is a private rear garden mainly laid to lawn with a patio and gated side access plus the front garden has the potential for one off street parking space subject the approval from the local authority.

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 0.8 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 Hall

Lounge

17' x 13'5

Dining Room

16'2 x 10'4

Inner Lobby

Downstairs WC

Kitchen

22'9 x 11'6

Lobby

Landing

Bedroom One

17'5 x 13'5

En-Suite Shower

Bedroom Two

14'1 x 10'1

Bedroom Three

10'0 x 8'2

Bathroom

Cellar

19'4 x 6'6

Rear Garden

what3words

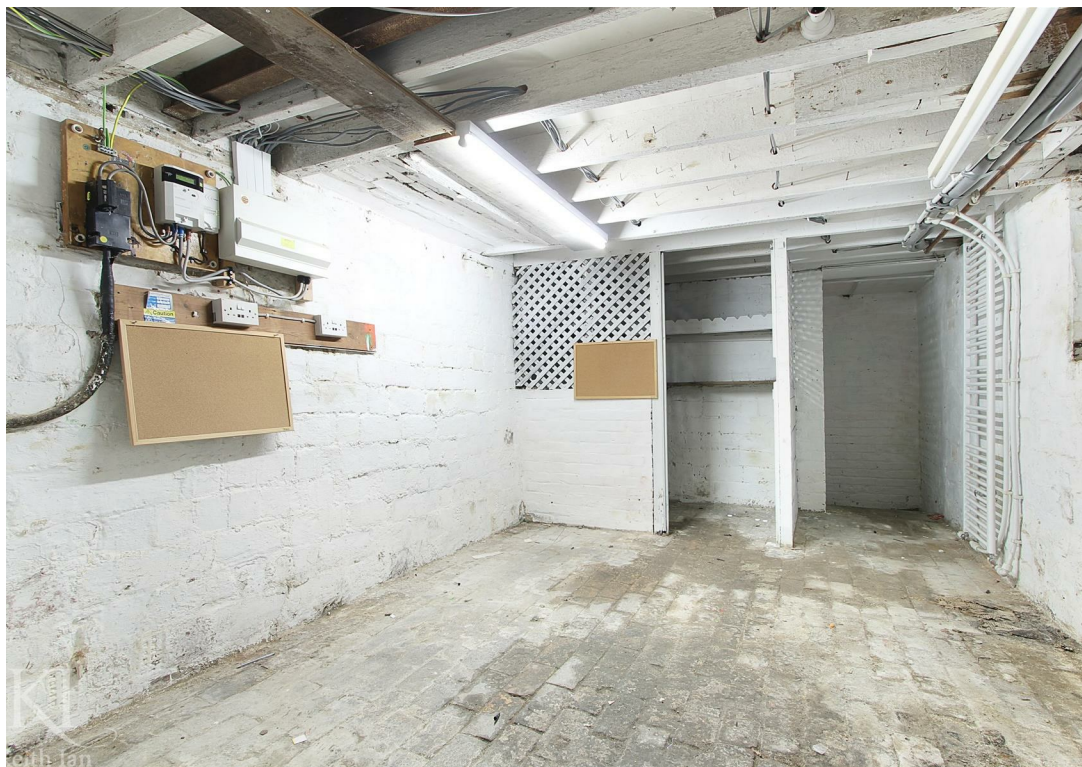
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Council Tax

Band F

£3014.65 for 2022/23







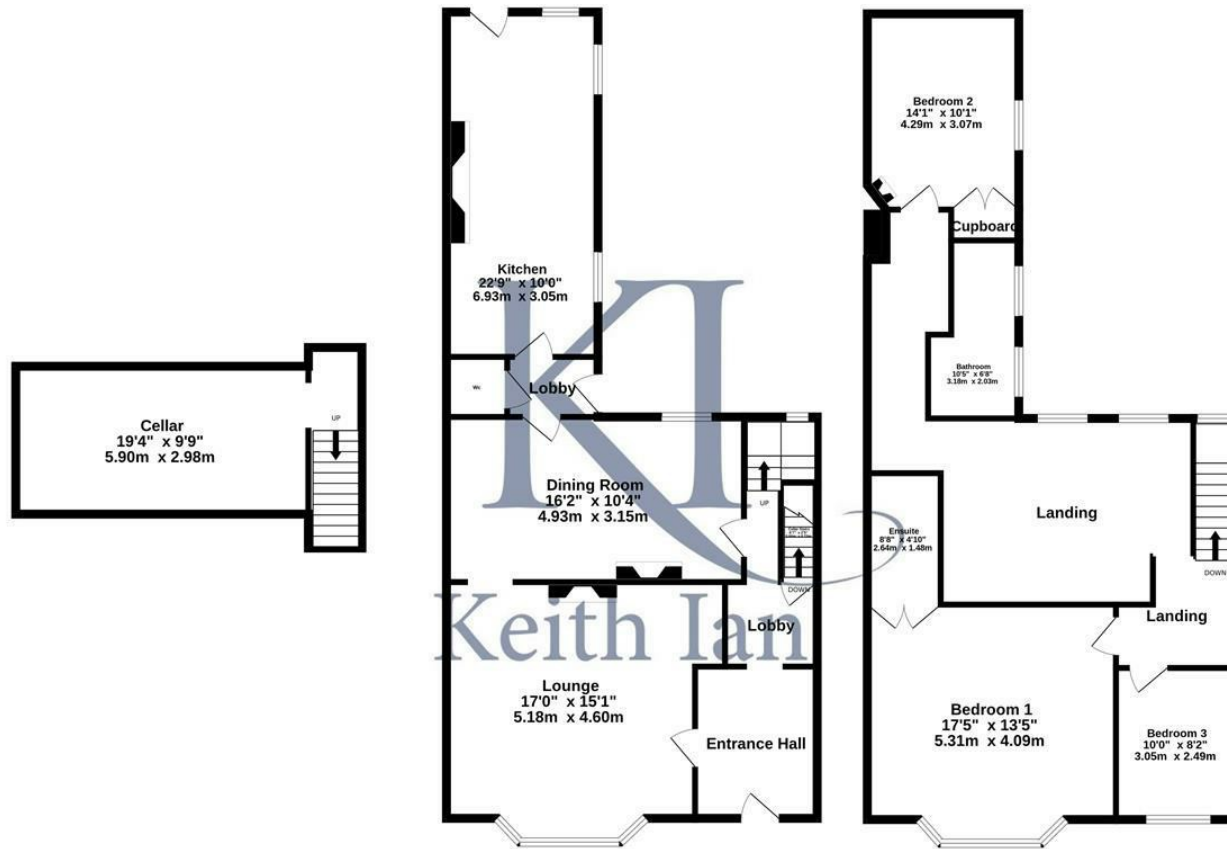




Basement
236 sq.ft. (21.9 sq.m.) approx.

Ground Floor
909 sq.ft. (84.4 sq.m.) approx.

1st Floor
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 2067 sq.ft. (192.0 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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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/fitings 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 check.



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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